

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL**

**125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: JOHN KYDES, CHAIRMAN

DATE: JANUARY 27, 2016

RE: MEETING NOTICE

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, February 4, 2016 at 7:00 pm** in Room 231 in Norwalk City Hall. Please Note the Time and Location.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
FEBRUARY 4, 2016
7:00 PM**

A G E N D A

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES

- A. December 3, 2015 Regular Meeting
- B. January 7, 2016 Regular Meeting

II. BUSINESS

A. REED PUTNAM URBAN RENEWAL AREA

- 1. Review and approve advancing to the Common Council the SoNo Collection documents and plans evidencing that the CMSP has met the conditions of approval. Such approval is independent of the overpass activation approval and the Public Realm approval. Presentations to be made by Norwalk Land Development, LLC and the Cecil Group

B. TRANSIT ORIENTED DEVELOPMENT REDEVELOPMENT PLAN

- 1. Continue review of TOD Master Plan (Part II) – Cecil Group
- 2. Review of TOD Urban Renewal Plan – Cecil Group

C. **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

1. Approve CDBG PY42 preliminary funding allocations as per the Committee
2. Authorize advancement of a draft Annual Action Plan consistent with the Committee allocations for public comment
3. Authorize a Public Hearing on the draft Annual Action Plan based on Committee allocations on March 3, 2016 at 6:30 PM

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

**CITY OF NORWALK
PLANNING COMMITTEE
REGULAR MEETING
DECEMBER 3, 2015**

ATTENDANCE: John Kydes, Chair: John Igneri, Tom Livingston, Faye Bowman ,
Shannon O'Toole-Giandurco, Travis Simms

STAFF: Timothy Sheehan Redevelopment; Tammy
Strauss, Director of Community Development Planning

OTHERS: Council Member Bruce Kimmel, Atty. Larry Cafero, GGP
Attorney; Steven Cecil, Cecil Group; Charles Tapa, GGP;
Bob Gerry, GGP; Rob Gachukic, GGP; Debora Goldstein

CALL TO ORDER.

Mr. Kydes called the meeting to order at 7:09 p.m.

ROLL CALL.

Mr. Kydes called the roll. A quorum was present.

I. APPROVAL OF MINUTES

A. October 1, 2015 Regular Meeting

**** MS. O'TOOLE-GIANDURCO MOVED THE MINUTES OF THE OCTOBER
1, 2015 REGULAR MEETING.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. October 5, 2015 Special Joint Meeting

**** MR. IGNERI MOVED THE MINUTES OF THE OCTOBER 5, 2015 SPECIAL
JOINT MEETING.**

**** THE MOTION PASSED UNANIMOUSLY.**

II. BUSINESS

A. REED PUTNAM URBAN RENEWAL PLAN

1. Review approved Concept Master Site Plan for SoNo Collection, related
conditions and implementation

Atty. Cafero said that there had been a number of events since the last meeting on October 27th . Since then, GGP has been working the City in the area of design review. There were a number of conditions that were put forward by the Council and the team has worked on making progress on those conditions. Atty. Cafero said that they had made good progress on those conditions. He said that a number of items had been met, others can not be completed until the construction is completed, such as the planting of trees and exterior landscaping. There were concerns about the slip ramp and that it was crucial to the design to prevent traffic back up onto West Avenue. Both anchor stores, Bloomingdales and Nordstrom's, have strong concerns about the slip ramp. Bloomingdales has stated that they wished to have the traffic able to go to their door. Atty. Cafero said that GGP and the Cecil Group are very committed to this and are very aware of public safety and all the other concerns also.

Atty. Cafero then gave a brief verbal overview of the proposal mall, including the public realm spaces, the active streetscape and the parking. He said that the group is very optimistic about reaching their goals.

Mr. Kimmel asked if there could be a presentation about how the Cecil Group views the slip ramp. He also asked about progress on the public realm spaces. Mr. Sheehan said that there had been some progress and that some ideas had been presented to the City that seemed very favorable.

Mr. Sheehan said that he would like to ask Mr. Steven Cecil to present their view on the slip ramp. He added that he also agreed with Atty. Cafero's assessment that the overall tone of the meetings were very cooperative and positive

Mr. Livingston asked what the Next key deadline was. Mr. Sheehan said that the developer would like to file with Zoning in January and completed that by March. He went on to outline the upcoming steps (15:00)

Atty. Cafero said that GGP does have an ambitious goal in terms of Zoning and would like to have some special meetings so that they could have a grand opening in October of 2018. Everyone has been working very hard to move the project forward.

Mr. Kimmel asked if the word aggressive was being used in reference to the project. Mr. Sheehan said that GGP was attempting to move as quickly as possible, but also pointed out that GGP does have statutory deadlines to meet, also.

Mr. Steve Cecil came forward to speak about the project. He said that the tone of the discussion has been very collaborative. He said that when they discuss the public realm, it is focused on meeting the goals. he said that it was important to have a visual connection between the inside and outside. There were some concerns about the areas near the I-95 ramps were was going well. He said that the discussions about the slip ramp and the overhead parking have been moving forward. He said that it would be

important to connect the dots and continue to serve as a City street. There were some alternative solutions that are being explored. The team is aware that they need to have a structure where pedestrians can move, along with the traffic and the normal vehicles. He said that he was looking forward to having an opportunity to update the Committee, but said that they did not have a firm solution yet.

Mr. Kimmel asked if there was the possibility for having a computer simulated program showing how the slip ramp would work and potential problems. Mr. Cecil said that the design team was working on a 3-D model. He said that having a simulated program shouldn't be a problem. Mr. Sheehan said that it was a misnomer to say that the slip ramp was there to service Bloomingdales, but that became apparent when Mr. Cecil displayed design for the back of the garage. He added that while it was nice to have the attorneys presenting, the designers had a fundamental understanding that the lawyers did not.

Mr. Simms had several suggestions about the different options regarding the Crescent Street. Atty. Cafero said that a number of options were being considered. Atty. Cafero said that he agreed that the lawyers didn't have the understanding that the designers. He pointed out that if the mall was not a welcoming place and one that people wanted to return to, the businesses would be the first to suffer.

B. ADMINISTRATIVE

A. Adoption of the Schedule of Meetings for calendar year 2016.

B. CDBG

Mr. Kydes said that the next meeting on the schedule was on January 7th and the meeting would be starting earlier because there were 22 CDBG grant applicants that would be presenting.

Mr. Kimmel asked if the material would be provided earlier. Ms. Strauss said that the binders will be sent out earlier this year to give the Committee more time before the May deadline. She then went on to give an overview of the process and the various categories. She said that she had requested the applicants to indicate what portions of their program would go forward if their funding was cut in half. Discussion followed about the concept of new organizations that had not received funding in the past years. Mr. Livingston asked if performance metrics had been analyzed. Ms. Strauss said that HUD requires that on a yearly basis. Mr. Kimmel asked if the Open Door Shelter had submitted their application before they found out that they were one of the two recipients of the Mayor's Ball. Ms. Strauss said that the Open Door Shelter had just submitted an application earlier in the week.

**** MR. IGNERI MOVED TO APPROVE THE SCHEDULE OF MEETINGS FOR CALENDAR YEAR 2016.**

**** THE MOTION PASSED UNANIMOUSLY.**

Discussion continued about the CDBG applications, the decision making process, the matching funds requirement, and evidence of financial managements along with the details.

Ms. Strauss distributed copies of the Conflict of Interest Forms. She also announced that there had been an item added to the upcoming Council Meeting for Council Members to announce their potential conflicts. Ms. Strauss explained that the Redevelopment Agency has to submit a letter to HUD when there is a conflict of interest and received their approval for a waiver.

III. OLD BUSINESS.

There was no old business to consider at this time.

IV. NEW BUSINESS

Mr. Sheehan congratulated everyone on their election or re-election. He said that the Council Member should feel free to contact the staff if they need information or have questions.

PUBLIC PARTICIPATION

Ms. Debora Goldstein, of Osborne Avenue, said that she was going to make observations about the mall. She said that Atty. Cafero said that the slip ramp could cause some traffic back up on West Avenue. There hasn't been a traffic study, so there is no base line to judge whether the statement is true.

Ms. Goldstein said that the Cecil Group was brought in before the Mayor's Task Force and was appointed to review all the zoning regulations for the City a few months ago. She said that she was not able to obtain copies of the minutes to see what the Cecil Group was brought in to discuss, but was concerned that this might be a myopic opinion about the project.

On the issue of the aggressive zoning by going in during January and completing it by March, she pointed out this is very questionable since there are private residents who can not get through them through them that fast. The project is very large and will have a major impact on the City. Zoning's ability to limit activity around the project is very different from the Planning Committee's ability.

Ms. Goldstein asked why Public Participation was at the end of the meeting. Customarily, the Council Committees have had Public Participation in the beginning. She respectfully requested that it be moved to the beginning of the meeting. Mr. Sheehan stated that the previous chairman had requested that public participation be moved to the end of the

meeting. Ms. O'Toole Giandurco explained that this was done because of the large number of presentations. By putting the public participation at the end, it allowed everyone to hear the new information and then ask questions or comment. Ms. Goldstein said that there was nothing to prevent having Public Comment at both ends of the meeting.

ADJOURNMENT

**** MR. LIVINGSTON MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:05 p.m.

Respectfully submitted

S. L. Soltes
Telesco Secretarial Services

**CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
JANUARY 7, 2016**

ATTENDANCE: John Kydes, Chair; John Igneri. Tom Livingston, Faye Bowman, (7:00 p.m.), Travis Simms (7:00 p.m.)

OTHERS: Tim Sheehan, Redevelopment Director; Tami Strauss, Community Development Planning Director Susan Sweitzer, Senior Development Project Manager; Council Member Bruce Kimmel; Jackie Lightfield, Norwalk 2.0; Emily Innes, Cecil Group; Ms. Jeannette Archer-Simons, Open Door Shelter Executive Director; Arthur Greenblatt, Vesta Corporation; Peter Saverine, STAR Director of Philanthropy; Ms. Denise L Cesareo, ElderHouse Executive Director; Mr. Marcus Boyer, Norwalk Housing Authority Construction Project Manager; Mr. Bob White, Hilltop Homes President; Ms. Novelette Peterkin, Carver Foundation Executive Director; Ms. Amy Perry, Carver Center Administrative Manager; Ms. Johnny Malloy, Liberation Program; Ms. Ceci Maher, Person-to-Person Executive Director; Mr. John "Dolo" Regin, SoNo Entertainment and Recording Studio; Mellodye "Sweets" Ragin, SoNo Entertainment and Recording Studio; Ms. Elizabeth Murdock, Family and Children's Agency; Dr. Gail Melanson, the Clinical Director and Interim Executive Director of the Child Guidance Center of Mid-Fairfield County; Mr. Anthony Crisci, Triangle Community Center Executive Director; Mayor Harry Rilling; Ms. Akisha Cassermere, Breakthrough Options for Families, Inc. President; Mr. Tristam, Breakthrough Options for Families, Inc.; Ms. Laura Epstein, Senior Services Coordinating Council; Mr. Sean O'Brien, Homefront Executive Director; Ms. Rachelle Kucera-Maher, Domestic Violence Crisis Center

CALL TO ORDER

Mr. Kydes called the meeting to order at 6:36 p.m. A quorum was not present.

I. APPROVAL OF MINUTES OF DECEMBER 3, 2015 REGULAR MEETING

**** MR. IGNERI MOVED THE MINUTES OF THE DECEMBER 3, 2015 MEETING.**

(There was not a quorum. Therefore, this item was tabled.)

PUBLIC PARTICIPATION

Ms. Jackie Lightfield said that she would like to make her usual statement regarding her recommendation that someone from the Planning and Zoning staff should be present at this meeting. With all the construction going on, there will be many road closures that will happen next fall. These closures will impact not only the normal traffic but also the school bus routes. The City should start planning now rather than next fall.

II. BUSINESS

A. RESPONSIBLE DEVELOPMENT AND TOD GRANT

1. Authorize submission of grant application for the TOD Housing Pilot Program.

Ms. Sweitzer came forward to speak about the application and said that the TOD program application requires a Council resolution for approval. She updated the Committee about the two deed restricted properties, which are nearing completion.

Mr. Kydes said that he liked this program a great deal. Mr. Sheehan said that this would increase the affordable housing stock. Mr. Kydes said that if there was no quorum available before the end of the meeting, he would move this to the Council.

B. TRANSIT ORIENTATED DEVELOPMENT

1. Overview of TOD Plan by Cecil Group

Mr. Sheehan said that the Council has authorized the Redevelopment Agency to merge four TOD (Transit Orientated Development) plans into one new plan. The four original plans were somewhat dated and there were a number of Zoning regulations that accompanied them.

Ms. Emily Innes from the Cecil Group came forward and spoke about the TOD around the South Norwalk Train Station. She then narrated a PowerPoint summary of the upcoming February presentation on TOD. There was a great deal of public input and the steering committee then contacted various business owners in the area about this. The points include Transit Oriented Development center on, pedestrian friendly streets, public transit and lower parking density. The creation of more jobs in the area and various other topics are included. The presentations were multi-lingual in order to reach out to the community. The goals for the neighborhoods is having pedestrian friendly streets and inviting local businesses and new businesses into the area is also critical. The plan incorporates steps to make the area safe and increase diversity in housing and cultures. The circulation of the vehicles and the safety and security of the residents are also included in the strategies.

Mr. Kimmel asked about the zoning changes for the area. Ms. Innes said that there were still some open questions and these would be discussed in February. Mr. Sheehan said that the changes had been forwarded to the Mayor's Task Force and these changes have been advanced out of the Task Force Committee with the Task Force's comments. They have not been forwarded to the full Zoning Commission. Mr. Kimmel asked what the next steps would be in the process. Mr. Sheehan said that the Committee had been fully briefed on the Redevelopment Plan and the Master Plan. This will be discussed in February and March. Ms. Innes said that while the Executive Summary was included in the information, the entire plan was available on the website.

C. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

1. Presentation of CDBG Application for Program Year 42

Mr. Kydes said that each group would have 3 minutes to speak. He announced the groups according to their location in the Committee's binder.

#16 Open Door Shelter – Elevator, HVAC and Fire Suppression System for SoNo Life Center.

Ms. Archer-Simons, the Executive Director, came forward and introduced her team: Mr. Corky Stewart, the ODS Board Chair; Mr. Frank Concepcion, the ODS Director of Operations; and Mr. Larry White, the development consultant. The staff were present in case there were technical questions on the HVAC or fire suppression system. She said that the group has been getting ready to retrofit the historic building at 2 Merritt Street. The drawings are 90% completed. The fundraising is underway. Local support is critical for State and Federal assistance. This request is for \$250,000 for housing on the second floor for the mechanicals in the interior portion of the building. There will be 16 units of supportive housing units with 3 ADA units. The first floor will have a medical center open to the community and will also provide a job training program.

Mr. Livingston asked about the amount. Ms. Archer-Simons said that the total project was 6 million dollars and that they were leveraging the funds. The request was for approximately 5% of the project. She listed the other funding sources that were being applied for, including tax credits and private donations.

18 – Cedar Court Senior Housing, LLC – Cedar Court Rehabilitation.

Cedar Court - Vesta Corporation - Mr. Arthur Greenblatt of Vesta Corporation came forward to speak about the Cedar Court Senior Housing Complex. He introduced Mr. Curtis Law, the executive director of the Norwalk Housing Authority (NHA) along with Rosette Timkey, a long term Cedar Court resident. Mr. Greenblatt explained that the NHA and Vesta Corp. partnered to purchase the Cedar Court facility in October. Both organizations have a key goal of preserving affordable housing. There are plans to renovate 6 million dollars in the facility, including new HVAC systems, roofs, and better

windows. Elevators will be installed in some of the buildings and the vast majority of the units will become handicapped accessible. The plan also includes new hot water heaters and renovations of 8 units to be ADA units.

Mr. Simms and Ms. Bowman joined the meeting at 7:00 p.m.

He then outlined the details of the roof replacement, which will include replacement of all materials down to the subroofing.

#17 STAR – Teaching Greenhouse.

Mr. Peter Saverine, the Director of Philanthropy at STAR, came forward to speak about STAR and said that the group has been present in Norwalk since 1952. He requested funding for a teaching greenhouse that will provide structured occupational therapy. The clients are often medically fragile. The population they serve continues to grow. The workshop program will be terminated nationwide and the gardening program will be substituted. It will allow the clients to expand socially and increase the interaction with people in the community. The vegetables produced will be used in the group home and in the cafeteria.

#14 ElderHouse – Automatic Restroom Doors.

Ms. Denise L Cesareo, the ElderHouse Executive Director, came forward to greet the Committee. She said that ElderHouse provides daytime care for the elderly and this request was for a push button door for the restrooms for the clients who often used wheelchairs or walkers. 70% of the clients have mobility issues requiring a cane, a walker or a wheelchair.

20 Norwalk Housing Authority – Roodner Court Chimney.

Mr. Marcus Boyer came forward and said that Roodner Court previously had a central boiler heating plant and the 120 foot chimney at the central building that had not been in use for over 30 years. The insurance company has requested that the chimney be demolished since there are deep cracks in the chimney and the student computer center is located right there. The NHA is requesting some financial assistance in meeting this unexpected expense. Environmental testing has been done on the chimney when the computer center was created. The NHA has been planning on replacing roofs and parking lots. This was an unexpected expense. Any amount would be helpful.

#21 Rowayton Senior Housing Corporation – Hilltop Homes Windows.

Mr. Bob White, the president of the Hilltop Homes, came forward to speak about the replacement of windows at Hilltop Homes. They have 24 units for seniors with an average income of less than \$20,000. In 2010 they received a grant from the State to start

replacing approximately half of the windows in the facility. This request is for financial assistance to complete the window replacement to make the facility more energy efficient.

#13 Carver Foundation of Norwalk, Inc. – HVAC Replacement.

Ms. Novelette Peterkin, the Executive Director and Ms. Amy Perry, the Administrative Manager, came forward to speak about the various programs at the Carver Center. They are the largest provider of after school programs in Norwalk. The HVAC system needs to be replaced. The estimate was twice as much as originally budgeted. The Center was extremely surprised that the cost of the project was so high, so they contacted the Redevelopment Agency for permission to break the project into two phases. The first phase was completed on the second floor and the technology center.

Mr. Livingston asked if this was just an upgrade to the system. He was told that the system is antiquated and that the Center ends up spending money trying to patch it up.

Ms. Bowman asked if they had secured the matching funds. She was told that the staff had secured some matching funding

#8 Liberation Programs – Case Management Services.

Ms. Johnny Malloy came forward and spoke about the 18 units at Ginny's House for families. The residents and their children were chronically homeless prior to moving into the facility. One family was living in their car and now they have a permanent home with the case manager to help move the family forward. The case manager helps the residents navigate their individual challenges. Ms. Malloy listed the various jobs that the clients have acquired.

Mr. Livingston asked if this was for staffing. Ms. Malloy said that it was. When the original budget was created, the level of service was lower. Many of the activities that the program provides for the residents cost more than originally anticipated.

#9 Person-to-Person - Emergency Assistance.

Ms. Ceci Maher, the Executive Director, came forward and explained that Person-to-Person had taken over from Christian Community Action in 2012. Christian Community Action provided about \$25,000 to Norwalk residents. In the past year, Person-to-Person was able to distribute \$156,000 to Norwalk residents to assist with security deposits, or utility bills along with providing other unique needs that would bring the total to over \$200,000. The request is for \$35,000, \$4,000 of which will go to providing security deposits and the remainder to be used to supplement the heating, rent or utility bills. Ms. Maher then listed financial support that the program provides for its clients.

Mr. Livingston asked if the security deposits are returned to the program. Ms. Maher said that there was a loan program, but most of the time, the deposit was not returned because when a family moved from one location to a new one, they need the money for the new security deposit.

#10 ChoZen Few - LIFT (Learning Is Fun Too) - Peer Pressure.

Mr. John "Dolo" Regin and Ms. Mellodye "Sweets" Ragin of SoNo Entertainment and Recording Studio came forward to speak about their program. The couple explained that they are community activists of fine arts in Norwalk. They produce public service announcements (PSA) through the LIFT (Learning Is Fun Too) Program. Many people have never seen a recording studio. Recently, they produced a PSA on distracted driving. The original plan was to do only one PSA, but the kids were so excited and came up with so many ideas on distracted driving, the group ended up producing four PSAs.

Mr. Simms said that he had seen the studio. Mr. Ragin said that they had done a TV program on public access also and that they had broadcasted it in the SoNo theaters.

Ms. Bowman complimented Mr. and Ms. Regin on their program. Mr. Regin said that the commercials can be viewed at <http://www.sonotainment.com>.

#11 – Family and Children’s Agency – Project REWARD

Ms. Elizabeth Murdock, the Director of Behavioral House at the Family and Children’s Agency came forward to speak about Project REWARD, which is focused on women with behavioral and drug issues. There are two levels of care provided. There is also child care provided. A staff psychiatrist is available and the program runs at about break even. The program addresses the history of trauma from sexual abuse, child abuse, domestic abuse and a variety of other sources that leads to substance abuse. The substance abuse cannot be treated without addressing the underlying issues.

Mr. Kydes asked how long the program lasts. In-patient programs run about 12 weeks. Outpatient treatment continues as long as needed.

#3 - Child Guidance Center of Mid-Fairfield – Parenting Skills Group.

Dr. Gail Melanson, the Clinical Director and Interim Executive Director of the Child Guidance Center of Mid-Fairfield County came forward to speak about the request for funding for parent groups, each of which run about 10 weeks and are offered for Spanish speaking parents. These groups are run by bi-lingual clinicians. The Center provides services for children from birth through age 19. Many of the parent groups are already running but there is a need for more groups. The Center is also looking at possibly adding some physical activities such as rock-climbing and canoeing for the children who would not normally have opportunities to experience these activities.

#11 - Triangle Community Center – Case Management.

Mr. Anthony Crisci, the Executive Director of the Triangle Community Center, came forward and said that the Triangle Community Center was the only community center for the gay and transgender communities.

Mayor Rilling joined the meeting at 7:33 p.m.

The Center is the only program in the area, they see people from all over the state. The Center has been in Norwalk since 1990 and now has grown to offer 25 programs. In 2015, the Center hired a full time social worker, but the need for a case manager has become apparent. Many of the clients come to the center because they feel unsafe elsewhere.

#2 Breakthrough Options for Families, Inc. – College Edge Program.

Ms. Akisha Cassermere, the President of Breakthrough Options for Families, Inc. came forward to speak about the various programs that the group offers the low income population. It is a tax-exempt program that has been up and running since 2007. The program provides mentors for at risk children in Norwalk and are working to reduce the child abuse in the City. They serve about 200 people per year. Ms. Cassermere said that she would personally supervise all the aspects of the grant and any disbursement of funding from the grant. The program is small, but they are growing.

The College Edge Program exposes the clients to various colleges that they might not consider otherwise.

Mr. Tristam came forward to speak about the students who learned how to qualify for the college courses and take the SATs. This is from a series of workshops and lectures to help the students choose the best schools for themselves. It builds confidence for the students to see themselves as college students. It is important to match the students with appropriate colleges.

Mr. Kydes asked about the ages of the students. Mr. Tristan said that the program focuses on the juniors who are about 16 years old. They would meet once a week to start working on SATs and learn about the various colleges. The staff also works with the students to find scholarships to finance the degree.

Mr. Livingston asked about the Carver Center. Mr. Tristam said that the Carver Center has a one night boot camp while this program spans over a period of time. When there is only a one shot deal, if the students can't make it, they have lost the opportunity.

Mr. Kimmel asked where the students come from. Mr. Tristam said that the students are recommended by the guidance counselors from McMahon and NHS.

Ms. Bowman said that there were other points of access that the program should be aware of, such as churches and other programs. Mr. Tristam said that he would welcome any and all referrals.

#15 Norwalk Senior Center – Restroom Renovations.

Ms. Beatrix Winter came forward to speak about the Norwalk Senior Center and the various clients the Center serves. She said that the request was to upgrade the bathrooms in the Roosevelt School. The toilets are very low to the ground because they were installed when the school was built. They were designed for first graders and are very low. The clients have difficulty dealing with the low toilets. The partitions, which are original, are rusting out since the building was built in the 1930's. The request is for \$92,000 to renovate two large bathrooms that are in a heavily trafficked area.

Ms. Bowman asked about the \$46,000. Ms. Winter explained that the program realizes that there was competition for the money, so they would be willing to accept a smaller amount and just renovate one bathroom now.

#10 - Senior Services Coordinating Council – Financial and Physical Safety.

Ms. Laura Epstein, the representative, came forward to speak about the recent increase of scams targeting the senior population. She explained that the goal is to create a program to train seniors to avoid fraud and scams, and also offer home safety inspections. The program will also assist by setting up informational meetings with police, fire and health officials to educate the seniors on what support services are available.

#24 Norwalk 2.0 – Freese Park Master Plan.

Ms. Jackie Lightfield spoke about Freese Park. The request is for \$30,000 for a plan for the park. The Department of Recreation and Parks is supporting this. However the park is less than 2 acres and is often overlooked. Five years ago, the City did have a plan for all the parks.

Mr. Kimmel asked for an example of the type of events that would be available at the park. Ms. Lightfield spoke about a walkway that was designed when the Avalon apartment building was constructed, but there was no plan on how to provide additional connectivity. Having a Master Plan to address the park as a whole rather than doing piecemeal projects would be better.

Mr. Kimmel asked how the project would work. Ms. Lightfield said that the City would have to adopt the Master Plan and then provide funding before it is implemented.

Mr. Livingston asked how this would fit into the other projects that will be happening there. Mr. Sheehan said that over time, there has been an entire host of issues that the City has looked at piecemeal, such as the fencing and lighting. Ms. Lightfield said that the entire focus of Norwalk 2.0 was to get the City to look at the projects as a whole rather than a silo approach. Mr. Sheehan said that this program was supported by the Redevelopment Agency. The Redevelopment Agency is the only competition for funding in this category. Mr. Sheehan said that there has been interest in the park from the private sector. Ms. Lightfield said that Norwalk 2.0 is not interested in taking over the maintenance of the park. She went on to list all the events the group had made to the park. Mr. Sheehan pointed out that by having a Master Plan, it would avoid having a private donor dictate the placement of a stage or other items.

Ms. Bowman asked if they had permission to pursue this from the Recreation and Parks. Ms. Lightfield said that they had contacted Recreation and Parks and do have permission, which is included in the documentation.

#19 - Homefront Inc. – Home Revitalization (2 units)

Mr. Sean O'Brien, the Executive Director, came forward to speak about the program. He said that as a Norwalk born and raised resident, he did not need to worry about the roof over his head. In 1988, Americares worked on a number of homes in Norwalk. Now Homefront does that work. The group has repaired over 600 homes in Norwalk. The assistance is given to the residents who are current with taxes and can hold on to their homes. The group focuses on roof repairs, grab bars, wheelchair ramps, and ailing heating systems. The most common applicant is an older resident who needs some additional help. Most of the materials are donated and the volunteers work on the first Saturday in May.

Mr. Kydes asked about the income guidelines. Mr. O'Brien said that the income level would be \$35,000, but the average income is about \$25,000. This program is focused on residential homes rather than commercial buildings. The projects can be used to drum up community spirit.

Mr. Livingston asked if the houses have been chosen. Mr. O'Brien said that the funding would be for May 2017. The average number of requests is about 20. There are between 20-40 applications and the group is reviewing the needs with the skill sets of the volunteers. The volunteers raise about \$2,000 for the projects.

Ms. Bowman asked about the income guidelines. Mr. O'Brien said that when they separated from Americares, they were able to adjust the guidelines to be more flexible. This also allows the group to factor in family size because many grandparents are now taking in their grandchildren. The group works with the Building Department.

#6 Domestic Violence Crisis Center (DVCC) - SustainAbilityCT (iACT)

Ms. Rachelle Kucera-Maher then came forward to speak about the various services DVCC has offered to the residents. She added that Homefront had done the roof on the safe house. Many of the organizations had already helped DVCC in various capacities.

She spoke about the previous issue with dual domestic violence arrests and how former Police Chief Rilling helped to establish a Special Victims Unit to handle these cases and the number of cases dropped from around 30% to down into the single units.

The DVCC is working on a new program to provide economic assistance to the Hispanic/Latino community. The Number 1 reason that individuals stay in unhealthy relationships is because of financial constraints and the lack of affordable housing. The DVCC has been working on this and within the last seven months has been able to help some clients to either remain in or settle into permanent housing.

#5 Community Health Center – Dental Care for Seniors.

Ms. Amy Taylor came forward to speak about oral health for seniors. She said that the request was for funding to increase the access for the residents. There are two primary physicians along with a dentist and dental hygienist. They also provide children with free dental services.

#22 – Norwalk Redevelopment Agency – City Neighborhoods.

Ms. Strauss came forward to speak about the City Neighborhoods and the other various programs that the Redevelopment Agency provides including Choice Neighborhoods, a wayfinding program for the urban core and assessment and remediation of brownfields,

Mr. Livingston asked about the minimum request. Ms. Strauss explained that they ask for a percentage of the funding. Mr. Sheehan then gave an overview of how the funding works.

#25 - Norwalk Redevelopment Agency – CDBG Administration.

Ms. Strauss then gave a brief overview of the CDBG Administration costs.

Mr. Kydes said that the Committee was in a difficult spot in deciding the amounts for each of the applications. Ms. Strauss said that on February 4th, the staff would be recommending the various funding amounts. Once the public hearing is completed, the final recommendations would be forwarded to the Council for approval.

**1. Authorize submission of grant application for the TOD Housing
Pilot Program CONT'D**

**** MR. KYDES MOVED TO AUTHORIZE SUBMISSION OF GRANT
APPLICATION FOR THE TOD HOUSING PILOT PROGRAM.
** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS

There was no old business to consider at this time.

NEW BUSINESS

There was no new business to consider at this time.

ADJOURNMENT

**** MR. SIMMS MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: TIMOTHY SHEEHAN, STAFF
RE: SONO COLLECTION CMSP
DATE: JANUARY 29, 2016

.....

In October of 2015 the Common Council approved the Conceptual Master Site Plan for the proposed SoNo Collection development to be located on West Avenue occupying parcels 1, 2 and 4 in the Reed Putnam Urban Renewal Plan Area. In approving the referenced CMSP the Common Council and the Redevelopment Agency articulated a series of conditions that were to be incorporated into the CMSP as it advanced further into design development.

Since early November the Redevelopment Agency and its consultant Steve Cecil from the Cecil Group have been meeting with the SoNo Collection's design team to address the various conditions imposed on the project by the public parties to the Land Disposition Agreement. These meetings and discussions have been exceedingly helpful to all the parties involved in more fully understanding the intent and expectation of each condition and how it could be employed in making the proposed development project better. In December I indicated to the Committee that these discussions were advancing with a high degree of interaction and contemplation of alternatives. I am pleased to report again this month that that has been the case throughout the process which has now brought the CMSP back before you this month.

Attached you will find a memo from Steve Cecil that reviews each of the Common Council approved conditions that were applied to the approval of the SONO Collection CMSP and how specifically the developer has agreed to meet the conditions and incorporate such into the project design plans. Also attached for your reference is the conditionally approved CMSP and the project design plans dated January 14, 2016. Collectively these documents should allow you to cross reference the approved plan, the imposed condition and how the condition is being met. Such will be further reviewed with you at the February meeting by both Norwalk Land Development, LLC and Mr. Cecil.

The conclusion of the months of work on the part of the public and private parties and a third party consultant is that at a CMSP level each of the conditions referenced have been adequately met. That being said, all the parties are clear that there remain two additional reviews that need to come back to the Common Council for its approval beyond this satisfaction of conditions of approval. The remaining approvals required are the Public Realm Plan and the Underpass Activation Plan. It was previously understood by all the parties to the LDA that each

of these approvals would be subsequent to the satisfaction of conditions of approval being advanced in February.

ACTION

Approve the advancement of the materials evidencing the satisfaction of the conditions placed on the approval of the SoNo Collection CMSP to the Common Council for its approval.

MEMORANDUM

Date: January 27, 2016
To: Timothy Sheehan, Director, Norwalk Redevelopment Authority
From: Steven Cecil AIA ASLA Principal, The Cecil Group
RE: SoNo Collection Peer Review Progress Report:
Conditions on the Common Council Approval of the Conceptual Master
Site Plan (CMSP)

The following comments contain our assessment of the progress towards the compliance with the set of conditions established for the SoNo Collection redevelopment project Conceptual Master Site Plan associated with its required approval by the City of Norwalk Common Council, in connection with the amendment of the Land Disposition Agreement (LDA) for the project.

Specifically, this memorandum addresses progress regarding the conditions approved by the Common Council and as subsequently amended.

The basis of this review are revised drawings and documents that have been prepared by the proponent and its planning and design team which will be submitted in concert with this memorandum. These include progress documents prepared and provided to The Cecil Group on January 5 and January 14, 2016.

The Cecil Group is serving as the Peer Review Consultant for the project, including consideration of planning, urban design, architecture, open space and related topics. Our reviews are being conducted in association with Tighe & Bond, which is providing reviews of traffic and utility topics.

Summary of Findings

Resolved Conditions and CMSP Compliance Accomplished

The proponent has satisfied the conditions and is compliant with the relevant criteria associated with a CMSP as required in the LDA by virtue of project design changes or explanations for the following items. Continued compliance will be reviewed and monitored as part of subsequent design reviews as the specific designs are advanced.

Land Use Conditions

- *Improve internal connections to the ground level retail*
- *Ground level frontage of the hotel*

- *Provide adequate and qualifying public realm uses meeting the associated design guidelines and principles*
- *Provide special enhancements at the West Avenue crosswalks*
- *Provide and design exterior perimeter pedestrian route connecting sidewalks on the south perimeter of the project*
- *Landscape the median island on West Avenue*
- *Landscape along the West Avenue frontage*

Bulk Height and Massing Conditions

- *Reduce the massing above North Water Street*
- *Enclose the parking garage along North Water Street*
- *Retain the large window areas and other elements in the CMSP that diminish the apparent mass of the retail mall components*
- *Provide architectural features and massing changes to reduce the apparent bulk and scale of the parking structure*
- *Strengthen the contextual orientation of the project components towards West Avenue*

CMSP Condition Review Pending

The proponent has advanced studies and potential enhancements of the North Water Street area and the pedestrian environment as indicated in the amended condition on this aspect of the project. However, the studies are not yet complete and the proponent has not provided its final proposed plan for review. We have been actively engaged in discussions and studies on this topic and will provide our professional opinion regarding compliance with the CMSP and LDA criteria when that effort is completed.

Subsequent Design and Design Review Topics

Project design and design reviews including the topics listed in the Common Council minutes are proceeding and do not affect our findings regarding the CMSP approval conditions and the proponent's compliance with its requirements. We noted that the topic of the slip ramp is being considered in the context of the design review as indicated in the Common Council's list of conditions, rather than as a CMSP-level issue.

Specific Findings

The following is a list of the specific conditions on the CMSP approval provided by the Common Council and the findings related to each of the resolved conditions.

Land Use Conditions

1. Improve internal connections to ground level retail - The proponent will enhance pedestrian access by including terraces, plazas, convenient elevators, escalators, stairways and pedestrian corridors to better serve the majority of the ground level retail along the northern portions of the project facing West Avenue.

The project has been significantly revised and the internal circulation has been improved and clarified through discussions with the proponent. The general concern had been that patrons of the mall would find it difficult to reach the ground level retail along portions of West Avenue from either the parking structure or the mall levels. As indicated in the revised design drawings, the plan includes a combination of elevator access points connecting to passageways and public interior spaces to facilitate connections and patronage of street level businesses.

2. Slip Ramp - The slip ramp is not approved as part of the CMSP as it does not meet the LDA criteria for CMSP review. It is noted, however, that this will be a significant concern during project design review.

As noted in the Common Council's decision, the slip ramp is a design-review level consideration rather than a compliance issue related to the CMSP. The resolution of the methods for vehicle access along North Water Street are not yet fully resolved but have been the subject of productive studies.

3. Ground level frontage of the hotel - The hotel will have frontage on West Avenue.

The plan fully satisfies this condition and has not changed substantially from the CMSP submittal. Any additional refinements can be addressed through subsequent design reviews.

4. Provide adequate and qualifying public realm uses meeting the associated design guidelines and principles - The proponent will provide and design public realm areas that meet or exceed the minimum standards to replace those areas which are insufficient in the CMSP submittal. It is also noted that the proponent is responsible for preparing a public realm plan that is subject to the approval of the Redevelopment Agency and the Common Council.

The proponent has advanced a specific public realm concept at a master planning level that exceeds the minimum standards for qualifying public realm areas which are compliant with the City's definitions for this aspect of the project. The concepts are expected to be refined during the design reviews and be documented and quantified as a specific public realm plan. However, the current plans fully meet the appropriate standards associated with a Conceptual Master Site Plan approval.

The purpose of the City's public realm requirements is to ensure that there is an appropriate balance of publicly-accessible spaces that provide open space and places that contribute to the visual, civic and community value of the project. The proponent must provide qualifying public realm components sufficient to meet a threshold area established as a regulatory standard. The requirement can be achieved by providing one or more types of acceptable public realm components that the City has defined: Parks, Streetscapes, Coastal Areas or Public Places (interior and exterior). The SoNo Collection will provide three qualifying public realm types – Parks, Streetscapes and Public Places. The composite area of these components substantially exceeds the City's minimum requirements. The documents provided by the proponent for this review include approximately 114,560 square feet of proposed public realm space.

We should emphasize that the proponent has expanded publicly-accessible and active space in the interior of the project by providing an interior glazed courtyard on the northwest corner of the project at the mall complex (Level 3). The proponent has provided a rooftop open space that can have both passive and active uses that connected to the upper level of the mall complex, which also expands the amount of public realm space that is being provided. These are in addition to a variety of landscape spaces, green spaces and special facilities of public accommodation which will help ensure the development contributes to the open space and civic life of the community as intended in the City's regulations.

In view of their substantial compliance with the provisions for public realm space in excess of the City's area requirements, we recommend that this provision be implemented with appropriate flexibility. In particular, the lease spaces at the lower parking level (B2) which flank North Water Street are a desirable part of the project, but may prove difficult to lease or use for active public access purposes. The proponent should be able to use these spaces for business leases that activate the project in the event that appropriate public or civic tenancies are not accomplished.

5. Provide special pedestrian enhancements at the West Avenue crosswalks - *The project streetscape improvements will include enhanced crosswalk treatments, with particular emphasis on the North Water Street/West Avenue Crossing.*

The proponent has indicated additional paving treatments to provide a sense of continuity and connection along the West Avenue sidewalks. The current plans are appropriate for the CMSP level of approvals and may be refined during the subsequent design reviews.

6. Provide and design an exterior perimeter pedestrian route connecting sidewalks along the southern perimeter of the project - *The proponent will provide a continuous pedestrian-friendly connection along Pine Street Extension linking it to the sidewalk at the North Water Street underpass below the Metro-North rail line.*

The proponent has prepared plans to implement a continuous sidewalk and crosswalk path that will create an alternative pedestrian route and enhance connectivity between West Avenue and the riverfront. The submittal satisfies the level of planning and design consistent with a CMSP.

7. Landscape the median island in West Avenue - *The proponent will design and provide an attractively landscaped median created by the parking garage access tunnel in West Avenue.*

This condition no longer applies to the project because of alterations in the proposed vehicle access to parking from West Avenue. This condition was intended to mitigate the visual impact of a very wide median that would have been needed to accommodate a tunnel entrance. This potential impact has been removed because a wide island will no longer be required.

8. Landscape - *The proponent will further include in the CMSP additional green landscaping and specific special elements such as the green wall, water features and art along the West Avenue frontage.*

The proponent has provided renderings and drawings to describe the intent and the landscape materials for this portion of the project in the refined documents which meets the level of design consistent with an approved CMSP. Further refinements and compliance with the CMSP will be reviewed and monitored as part of subsequent design phases.

Bulk, Height and Massing Conditions

9. Enclose the parking garage along North Water Street - The proponent will enclose the parking areas to protect the North Water Street alignment from garage noise and fumes.

The proponent has provided drawings and design concepts to enclose these walls which meet this condition at a conceptual level. Further refinement is expected to occur during the design review in subsequent phases of the design process to confirm that the design approach has the result of reducing noise and fumes.

10. Retain the large window areas and other elements depicted in the CMSP that diminish the apparent mass of the retail mall components - The proponent will design the storefronts so that they are prominent visual elements at the ground level and pedestrian areas.

The large window areas have remained in the refined plans and representations confirming the proponent's intent at an appropriate level for CMSP approval. Refinements are likely to occur and will be addressed in subsequent design reviews.

11. Provide architectural features and massing changes to reduce the apparent bulk and scale of the parking structure - The proponent will diminish the uninterrupted mass of the parking levels and ramps and will give design significance to the eastern entry to the project via North Water Street.

The proponent has provided drawings and representations of screening devices to modify and improve the architectural appearance and apparent massing of the project's parking structures. The level of design development is adequate and appropriate for a CMSP approval. However, the development of these concepts through more refined architecture will be needed in subsequent phases to implement the planning intentions. We anticipate refinements in this aspect of the project so that the CMSP's intent is appropriately implemented.

12. Strengthen the contextual orientation of project components towards West Avenue - The proponent will adjust the massing of the project components along the southern portions of the West Avenue frontage to provide greater visual interest at this apex.

The proponent has provided additional views and studies to demonstrate their planning intent to establish a vital relationship between the building components, the open space that will be created, and West Avenue. We have had an opportunity to further consider the relationship of the project to the surrounding context, including the historic church across Pine Street. We anticipate additional refinements in both the landscape architecture and the treatments of the building façades to accomplish the master planning goals which we believe are satisfied by the current plan.

13. North Water Street - *The CMSP reflects a maximum of 303' linear feet of development area above North Water Street. The opening through the project in the easement area of 31' linear feet for the purpose of providing natural light is considered an architectural feature which is not part of the ascribed maximum linear feet of development allowed in the easement area.*

This proponent has provided a revised design that creates an urban design solution and massing configuration that is superior to the scheme contemplated in the original CMSP documents. The revised plan provides for a substantial recess in the east facades of the parking structure, aligned with Water Street. This provides a clear visual distinction associated with the Water Street passageway and shortens the apparent length of the passageway. We find that the revised solution meets the purposes of the condition and the requirements for a CMSP.

14. North Water Street Pedestrian Areas - *The Redevelopment Agency will contract with a planning /architectural firm to collaborate with GGP regarding the final design of the area under the overpass visible to pedestrians. The selection of said firm shall be advanced to the Common Council for approval prior to execution of the contract by the Redevelopment Agency. Said collaboration shall commence immediately upon approval of the LDA/CMSP and the Urban Renewal Plan, by both the Common Council and Redevelopment Agency. As part of the Review process the firm hired will issue a technical memo to the Common Council and the Redevelopment Agency. That memo will be filed with the Common Council and Redevelopment Agency within fifteen (15) business days of submission of the final design of the underpass area by GGP to the firm. GGP will endeavor to provide said firm with the proposed design plans at approximately 25%, 50%, 75%, and 100% completion. If approval of the final design of this area is recommended by said firm neither the Common Council nor Redevelopment will unreasonably withhold such approval. No action by*

either body within fifteen (15) business days of the firm's memo being filed with them will be considered an approval.

This item is the subject of an amended condition. The proponent has advanced the studies of this area but has not submitted their proposed final plan for this aspect of the project. We will provide a separate opinion on this topic at a subsequent time.

Context

The proposed SoNo Collection is a new development concept that consists of a retail mall, hotel and public realm uses supported by structured parking. As proposed by Norwalk Land Development, LLC, the project would occupy a land area that consists of approximately twelve (12) acres and includes Major Development Parcels 1, 2 and 4 in the Reed Putnam Urban Renewal Plan Area.

Review Criteria

The review of the CMSP has been accomplished relative to specific categories and criteria contained in the *Land Disposition Agreement*. The Norwalk Redevelopment Agency has also generally reviewed the consistency of the proposed project in regards to the consistency of the project with relevant related City requirements, regulations and standards. This broader consistency review is not intended to replace the proponent's responsibility to identify and comply with all applicable requirements in order to advance the project.

LDA Criteria

The CMSP review criteria are contained in the current draft Land Disposition Agreement for Parcels 1, 2, and 4. The required components submitted to review are:

- *Uses that will operate within the structures*
- *Bulk, height and massing of the structures*
- *Lot coverage*

Other Criteria

Other relevant standards and associated criteria considered in this review included:

- *City of Norwalk Building Zone Regulations, including draft amendments for this area of the City*
- *Urban Renewal Plan for the Reed Putnam Project Area, including approved and draft amendments associated with the SoNo Collection project area. This includes the Design Guidelines for Reed Putnam Parcels 1, 2, and 4.*

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: SUSAN SWEITZER, SENIOR PROJECT MANAGER

RE: TOD DISTRICT REDEVELOPMENT PLAN & DISTRICT ZONING
RECOMMENDATIONS
PRESENTATION OF THE CECIL GROUP

DATE: JANUARY 27, 2016

.....

In October 2011, the Common Council adopted the South Norwalk Railroad Station Area Transit-Oriented Development Strategy Master Plan. The Plan identified challenges and opportunities presented in the Plan area; evaluated the potential of the neighborhood based on goals and objectives identified in the planning process; and produced a series of recommendations for incorporation into a TOD District Redevelopment Plan to support and address these findings; (attached Summary of the *Proposed TOD District Redevelopment Plan*)

Identify zoning changes that support TOD neighborhoods encouraging moderate scale, mixed use, mixed-income development; expanding housing opportunities; fostering a “park once” district

Design Guidelines to provide guidance to developers in proposing new projects and/or building renovations and to assist the Agency’s design review

Circulation and transportation to focus on improving pedestrian corridors and streetscaping, supporting bicycle use and improving vehicular circulation;

The proposed TOD District Redevelopment Plan consolidates the existing South Norwalk Redevelopment/Urban Renewal Plan areas (*South Norwalk Improvement Area I* and the *South Main Corridor Urban Renewal Plan*) into a single TOD District Plan with uniform District zoning.

The Agency engaged the services of The Cecil Group in 2014 to draft the implementation of the Plan areas consolidation as well as proposed Zoning amendments. The Cecil Group made a brief summary presentation to the Planning Committee at their January 7, 2016 meeting to introduce the recommendations coming out of the Master Plan in the form of the draft TOD District Redevelopment Plan and to prepare the Planning Commission for a review of the proposed Zoning recommendations. The Cecil Group is

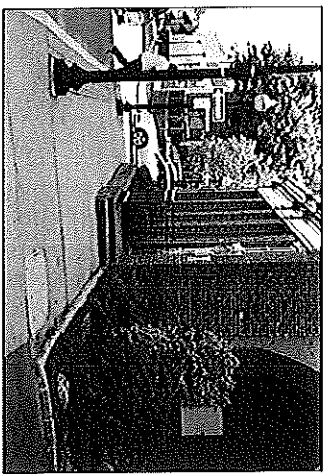
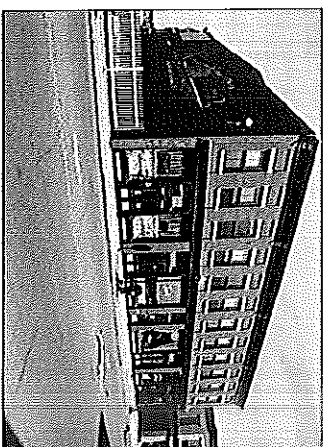
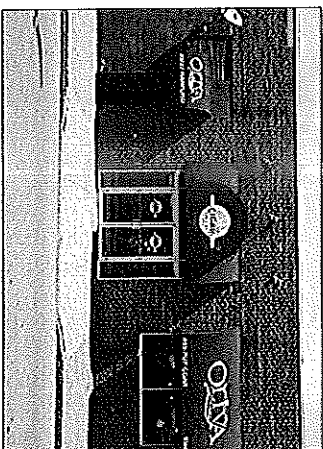
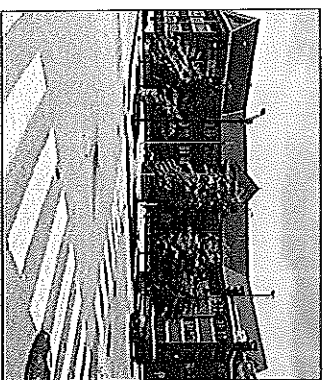
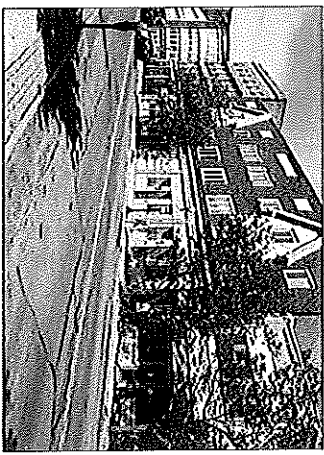
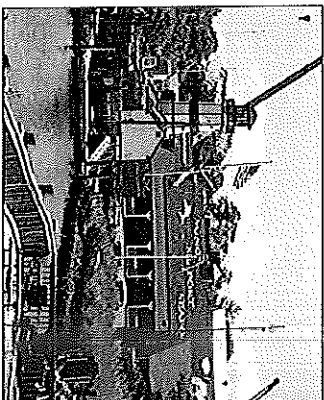
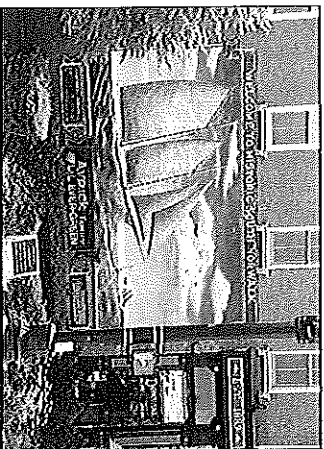
prepared to continue that presentation in more depth on February 7, 2016. (See attached *2.4.2016 presentation materials* from The Cecil Group)

This information is for your review only and does not require Planning Committee action at this time.

CITY OF NORWALK, CT

South Norwalk TOD Redevelopment Plan

REVISED DRAFT JANUARY 2016



Prepared for the Norwalk Redevelopment Agency
by THE CECIL GROUP • FXM ASSOCIATES

ACKNOWLEDGEMENTS

PREPARED FOR NORWALK REDEVELOPMENT AGENCY

Timothy T. Sheehan, Executive Director

Susan Sweitzer, Senior Project Manager for Development

PREPARED BY

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FXM Associates, Inc.

Francis X. Mahady

Dianne Tsitsos

1. PLAN SUMMARY

This Redevelopment Plan has been prepared in accordance with Chapter 130, Part 1 Redevelopment of the General Statutes of Connecticut. The purpose of this Redevelopment Plan meets the identified public need to revitalize the South Norwalk area centered on the South Norwalk Metro-North Railroad Station. The basis for this Redevelopment Plan is the South Norwalk Railroad Station Area Transit Oriented Development Strategy Final Report. This report identifies goals and objectives related to transit-oriented development and recommends implementation strategies and action steps to implement those goals. The recommended strategies include recommended regulations for private development and public streetscape improvements that will encourage revitalization of the South Norwalk area and enhance neighborhood access to rail transit and local businesses.

1.1 Definition of the Area as a Redevelopment Area

In accordance with Chapter 130 of the Connecticut State Statutes, the Norwalk Redevelopment Agency has determined that there exists a need to designate the South Norwalk TOD Redevelopment Area (as delineated on Figure 1-1: Project Boundary and described in *Appendix 8.A Project Area Boundaries*) an Urban Renewal Area in order to prevent the spread of deterioration and to eliminate substandard, insanitary, and blighted conditions in that area.

To the degree that these conditions exist, they serve to impair the sound growth and development of the community and retard economic development and the provision of housing. The

Norwalk Redevelopment Agency further finds that the existence of these conditions is beyond remedy and control solely by the regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprises without the actions herein provided; including the acquisition of property for the purpose of eliminating substandard, unsanitary, deteriorated, deteriorating, slum or blighted conditions thereon or preventing recurrence of such conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment incidental to the foregoing, and the exercise of powers by the City of Norwalk acting by and through the Norwalk Redevelopment Agency pursuant to Section 8-124, et seq., of the General Statutes, and any assistance

which may be given by any public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the necessity in the public interest for the provisions of Part I, Chapter 130 of the General Statutes is hereby declared as a matter of legislative determination.

BOUNDARY

The boundary of the South Norwalk TOD Redevelopment Area (the "Redevelopment Area") is shown in Figure 1-1. This boundary is also the boundary of a new zoning district, the TOD District. The parcels within the boundary are listed in *Appendix 8.A*.

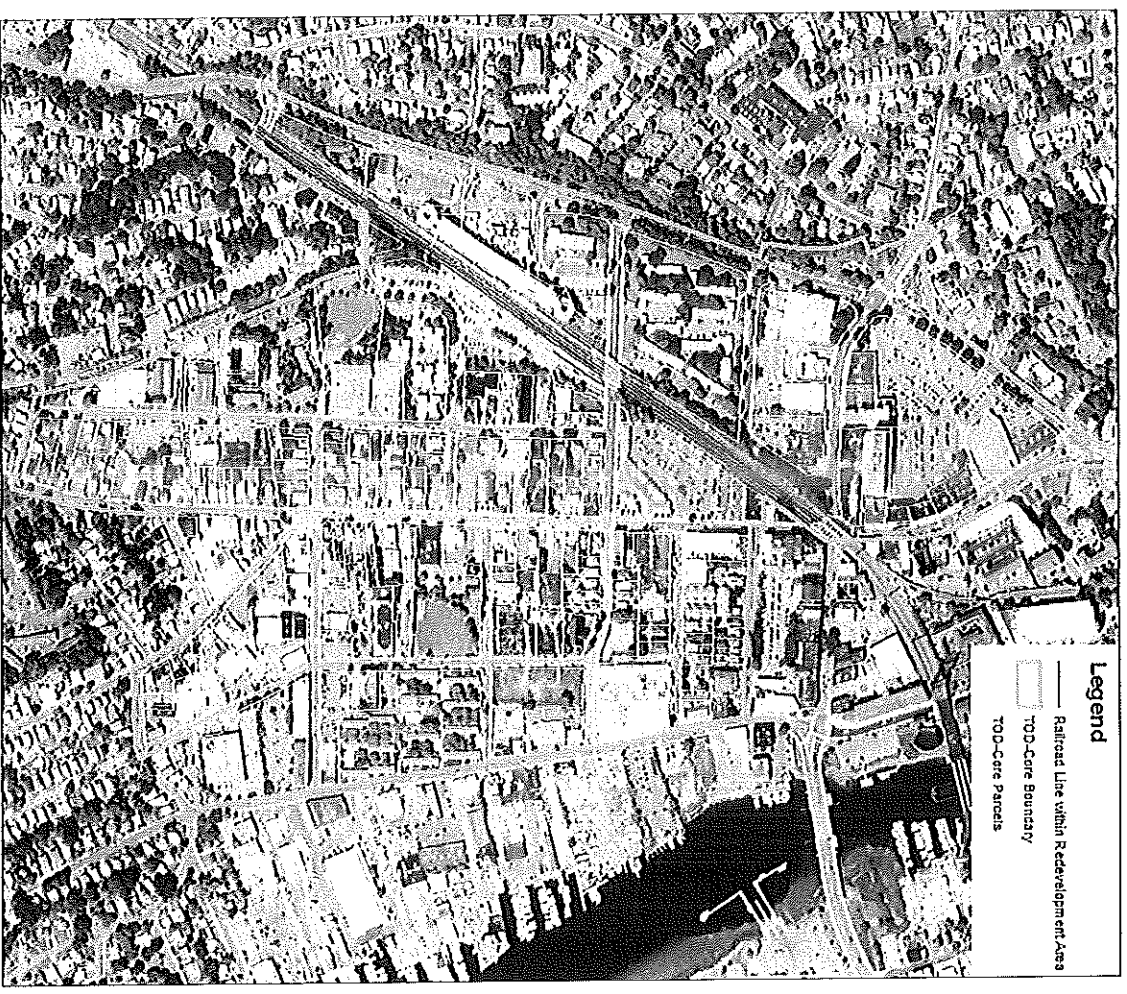


Figure 1-1: South Norwalk TOD Redevelopment Area

1.2 Purpose of the Plan

The purpose of this Redevelopment Plan is to materially improve the conditions of the South Norwalk area by encouraging the development of complete, compact neighborhoods that draws new residents and businesses within a socially and economically diverse district centered on the South Norwalk Metro-North Railroad Station. The neighborhoods within this district should be of moderate scale, be both mixed-use and mixed-income, and have adequate amenities for circulation, public safety, and open space.

The goals, objectives, and implementation strategies outlined in this Redevelopment Plan are based on the *South Norwalk Railroad Station Area Transit Oriented Development Strategy Final Report (TOD Strategy)*, approved by the Norwalk Common Council in October 2011. The *TOD Strategy* recommended methods to encourage private reinvestment in the neighborhood to be consistent with transit-oriented development. Other recommendations include

zoning changes to the Redevelopment Area and public infrastructure improvements.

This Redevelopment Plan incorporates two previous urban renewal areas whose plans have expired: the *Urban Renewal Plan for the South Norwalk Project Area No. 1* (1962) and the *South Main Corridor Urban Renewal Plan* (1990).

The original purpose of the 1962 plan was to clear and redevelop certain properties and to provide public improvements, primarily related to the widening, realignment, repaving, and/or closure of existing street infrastructure and the realignment, construction, or reconstruction of related utilities.

The original objectives of the 1990 plan were to encourage private investment by allowing a mix of uses, including an increase in the housing supply; establishing an identity for the area, including improving the physical appearance and requiring new construction to be consistent with the existing context; promot-

ing the preservation of historic buildings that contribute to the Washington Street Historic District and the Hanford/Elizabeth/Haviland Historic District; insuring an adequate supply of parking; reinforcing development proposed for the South Norwalk Railroad Station, and encouraging the creation of public spaces.

The goals, objectives, and implementation strategies of this Redevelopment Plan are a continuation of those of the 1990 plan, but applied to a broader area.

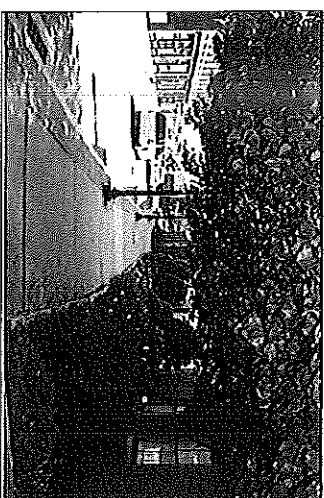
The recommended zoning changes, provided in *Appendix 8.D Proposed Zoning Changes*, would work in concert with this Redevelopment Plan and the recommendations of the *TOD Strategy* to accomplish the goals and objectives described below and in *Section 4 Implementation Strategy*.

1.3 Statement of Objectives

The extensive public process and technical research that laid the groundwork for the *TOD Strategy* identified a series of goals and objectives for the Redevelopment Area. These goals and objectives are divided into six categories, listed below, with the primary goal for each strategy:

- **NEIGHBORHOOD** – Develop a continuous, coherent pattern of pedestrian-friendly streets, sidewalks, and paths that line and connect blocks with complete and compatible development and land uses that create a cohesive and attractive environment in which to live, work, shop, visit and enjoy in the neighborhoods around the Rail Station.
- **ECONOMIC DEVELOPMENT** – Invite and support development as a combination of new buildings and renovations that create a long-term, sustainable mixed-use pattern that contains a balanced quantity of housing, commercial, retail, civic and institutional uses, while protecting existing residents from displacement.
- **URBAN DESIGN CHARACTER AND QUALITIES** – Shape the fabric of buildings, spaces, streets and places to create distinctive and complete urban neighborhoods that contain diverse but well-connected components.
- **DIVERSITY** – Encourage and maintain a diverse neighborhood that provides housing, employment, shops, services and restaurants that attract and support a wide range of cultures and incomes.
- **CIRCULATION AND TRANSPORTATION** – Enhance pedestrian and bicycle connectivity, while channeling and enabling vehicle circulation to be consistent with neighborhood quality and supporting the economic development goals for appropriate locations within the neighborhood.
- **COMMUNITY SECURITY AND SAFETY** – Create safe and secure environments for residents, commuters, business owners and visitors in the neighborhoods around the Rail Station.

The objectives related to each goal can be found in *Section 4 Implementation Plan*.



1.4 Summary of Implementation Strategy

The *TOD Strategy* identifies a series of strategies to address the goals for its Study Area (incorporated within the Redevelopment Area). The strategies that are appropriate for this Redevelopment Plan are divided into four categories, as shown on the next page.

The Norwalk Redevelopment Agency may undertake certain actions in order to implement these strategies.

PROPOSED REDEVELOPMENT

ACTIONS

The Norwalk Redevelopment Agency has certain tools, as authorized by Chapter 130 of the Connecticut General Statutes, which it can use to achieve the goals and objectives of this Redevelopment Plan. These tools include the following:

- Acquisition and disposition of real property

- * Acquisition or rental of real property by purchase, lease, exchange or gift
- * Acquisition of real property by eminent domain, as authorized by Section 8-127a
- Issue bonds and other obligations
- Borrow and accept grants from the federal government or other source

The Norwalk Redevelopment Agency is authorized to undertake surveys and plans, including the following:

- Plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements
- Plans for the enforcement of laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition or removal of buildings and improvements
- Develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and blight.

The ability to conduct design review, according to design guidelines defined within this Redevelopment Plan, is included under the authorization above.

URBAN RENEWAL PROJECTS

The Norwalk Redevelopment Agency may also plan and undertake urban renewal projects as defined by Chapter 130 of the Connecticut General Statutes. Activities authorized under Section 8-141 include the following:

- Redevelopment, rehabilitation, and/or conservation work to eliminate or prevent the development or spread of slums or substandard, insanitary, blighted, deteriorated or deteriorating areas
- * Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements
- * Acquisition of real property and demolition, removal or rehabilitation of building and improvements thereon where the agency has determined the same to

1. PLAN SUMMARY

FOCUS AREA	ACTION	STRATEGY
Redevelopment	- Focus on moderate scale, mixed use redevelopment of key sites relatively close to the Rail Station. - Leverage City ownership. - Unlock public/private redevelopment at the Rail Station, Webster Street Block, and Day Street.	- Assist in land assembly/reorganization of land in conjunction with viable projects - Unlock public/private redevelopment through strategic development, land use or disposition agreements incorporating City-owned land at the Rail Station, Webster Street Block, Day Street lots.
Housing and Residential Quality of Life	- Expand housing opportunities for market rate units. - Promote a mixed-income, diverse neighborhood and high quality of life for everyone through amenities, public safety programs, open space.	- Provide zoning to allow non-conforming office or commercial use to housing. - Maintain work-force zoning or incentives for large, multi-family developments - Focus programs to support home ownership within walking distance of the Station. - Improve parks and extend pedestrian corridors to and along the Waterfront
Pedestrian Environment and Connections	- Provide improved pedestrian corridors connecting South Norwalk neighborhoods to the Rail Station with streetscape enhancements. - Target initial improvements within the blocks adjacent to the Rail Station. - Support bicycle use.	- Improve streetscapes, sidewalks, paths, ramps and stairs including consistent lighting along the principal pathways to and from neighborhoods, in conjunction with traffic calming along neighborhood streets not intended for through traffic. - Expand sidewalk and streetscape improvements throughout the neighborhoods. - Extend bike routes along streets leading to the Station; provide secure bike parking.
Circulation and Parking	- Provide additional commuter parking near the Rail Station to the extent that it benefits Norwalk and has limited visual and traffic impacts. - Provide modest expansion of public parking at Webster Street. - Direct commuter-related vehicle traffic away from neighborhood streets - Provide substantially improved space and circulation at the Rail Station for shuttles, pick-up and drop-off.	- Establish public/private venture to create additional parking at Henry/Chestnut Street. - Seek grants, funds and "gap" financing for a parking deck at Webster Street for that portion of the costs that cannot be covered by revenues. - Provide wayfinding signage, street and intersection design to direct primary commuter traffic to and from the Rail Station along Martin Luther King, Jr. Drive. - Use grants and other sources to fund improvements to expand and reorganize pickup and drop-off on the east side of the station, between Henry and Monroe Streets.

be necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, or to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities

* Installation, construction or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for carrying out the objectives of the urban renewal project

* The disposition, for uses in accordance with the objectives of the urban renewal project, of any property or part thereof acquired in the area of such project; provided such disposition shall be in the manner prescribed in this part for the disposition of property in a redevelopment project area

the Redevelopment Area should be consistent with this Redevelopment Plan and the City of Norwalk's Plan of Conservation and Development. This Redevelopment Plan would need to be amended to incorporate the urban renewal plan as described in *Section 6.4 Plan Approval and Amendments*.

The Norwalk Redevelopment Agency does not anticipate undertaking an Urban Renewal Project at this time.

Property Acquisition

The Norwalk Redevelopment Agency does not anticipate the acquisition of specific parcels at this time. Future acquisitions would require the amendment of this plan as noted in *Section 6.3 Property Acquisition Plan*.

Property Disposition

The Norwalk Redevelopment Agency does not anticipate the disposition of specific parcels at this time.

Relocation Plan

In the absence of a specific urban renewal project, the Norwalk Redevelopment Agency does not anticipate the long-term displacement of residents or business owners at this time.

In order to implement an urban renewal project, the Norwalk Redevelopment Agency will need to create an urban renewal plan for the area of the project, as required by Section 8-142. Any urban renewal plans for projects within

Should such a project be undertaken, under Section 8-127, the Norwalk Redevelopment Agency must establish the availability of sufficient living accommodations within a reasonable distance of the proposed project for families displaced by the proposed improvement or must provide accommodation for such families within the Redevelopment Plan. Accommodations may be rental or ownership, but must be at prices or rents that are affordable to the displaced families.

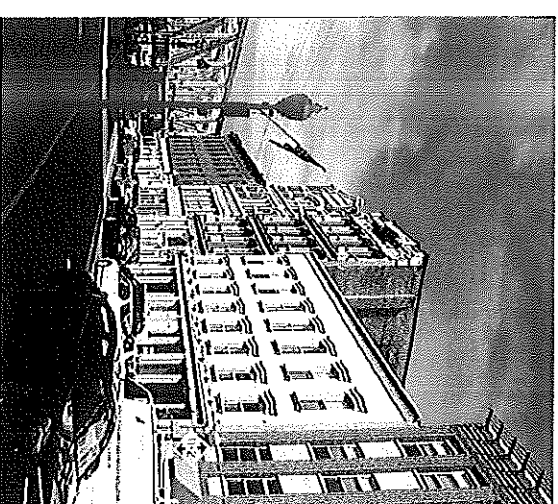
1.5 Consistency with Plan of Conservation and Development

This Redevelopment Plan is consistent with goals of the City of Norwalk *Plan of Conservation and Development*, June 2008 (POCD).

The POCD divides the implementation strategies into major topics.

- Balanced Economic Growth
- Environment and Infrastructure
- Open Space and Recreation Systems
- Community and Cultural Facilities
- Transportation
- Governance, Zoning, and Urban Design

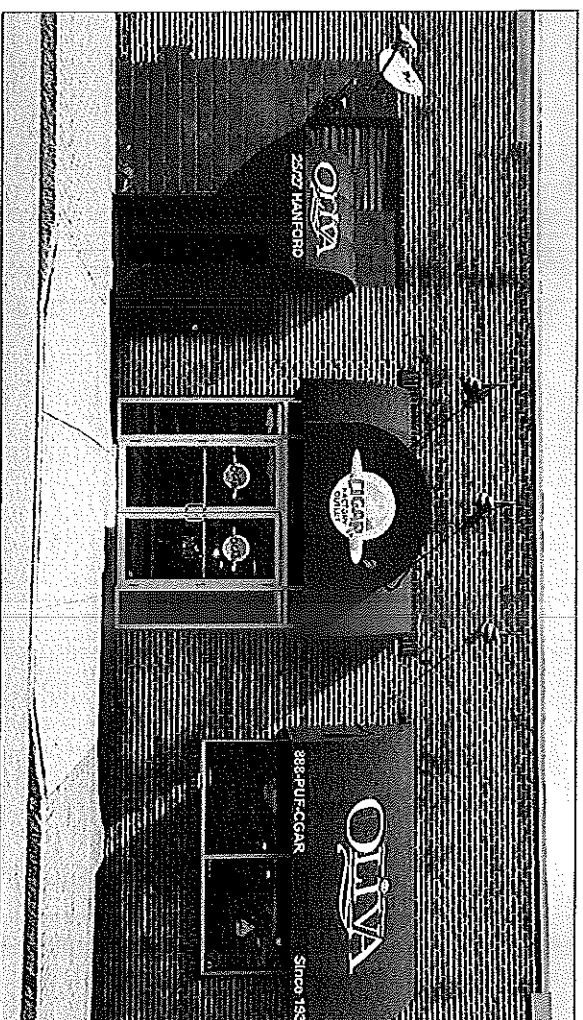
Each topic is subdivided into categories, and each category has a specific set of goals and related strategies. The table on the next page provides the major strategies from the POCD which are consistent with the goals and implementation strategies in this Redevelopment Plan.



A. BALANCED ECONOMIC GROWTH	
A.1 General	• A.1.2 Support and expand economic development initiatives to achieve the goals of this plan and to ensure economic benefits and responsibilities are shared among all residents
A.3 Office	• A.3.1 Encourage office development in appropriate locations
A.4 Retail	• A.4.1 Expand the retail sector
A.6 Redevelopment	• A.6.1 Modify Redevelopment Plans in response to updated market studies and other recent findings
	• A.6.2 Advance current Redevelopment Plans
	• A.6.3 Explore opportunities to designate additional Redevelopment Areas as a means to achieve plan goals
B. ENVIRONMENT AND INFRASTRUCTURE	
B.1 General	• B.1.1 Protect the city's environment and natural resources for current and future generations
B.8 Sustainability	• B.8.1 Adopt programs which promote resource conservation and discourage waste
B.10 Other Utilities	• B.10.1 Require public utilities to meet present and future demand
C. OPEN SPACE AND RECREATION SYSTEMS	
C.1 General	• C.1.3 Provide and maintain an attractive open space system for the enjoyment of all residents
C.3 Recreation	• C.3.1 Provide a greater diversity of recreation facilities and programs to meet the needs of all user groups, including new facilities for supervised recreation for young people
C.4 Trails and Bikeways	• C.4.1 Create a network of walking and bicycle trails among neighborhoods, points of interest, and opposite sides of the river and harbor
D. COMMUNITY AND CULTURAL FACILITIES	
D.6 Health	• D.6.1 Accommodate and encourage active lifestyles
D.7 Cultural Facilities	• D.7.1 Strive for a connected network of cultural attractions
E. TRANSPORTATION	
E.1 General	• E.1.1 Provide an efficient and effective system of transportation
E.2 Transit	• E.2.2 Create an enhanced intermodal station at the South Norwalk Station
E.3 Traffic Management	• E.3.1 Provide a safe and efficient vehicular transportation system
E.5 Parking	• E.5.1 Support economic growth in the city with appropriate parking strategies

1. PLAN SUMMARY

E GOVERNANCE, ZONING, AND URBAN DESIGN	
F2 Zoning	F2.1 Examine and modify existing zoning where necessary to achieve the goals of this plan
F3 Planning	F3.2 Conduct new planning studies where necessary to further the goals of this plan
F4 Urban Design	F4.1 Strengthen the character of neighborhoods and commercial areas and improve the quality of architectural design
	F4.2 Design streets for people as well as vehicles
	F4.3 Improve the appearance of public plazas, streets, and rights-of-way
	F4.5 Enhance primary gateways
F5 Historic Preservation	F5.1 Designate, preserve, and re-use historic and architecturally significant landmarks, structures, and districts where economically feasible
F7 Other	F7.2 Improve the standards for light pollution to maintain the health and quality of life our residents enjoy



1.6 Summary of Benefits from Improvements

ECONOMIC BENEFITS

By adopting the recommended zoning changes to allow more housing and retail in a mixed-use development district, as well as infrastructure and other improvements and initiatives in the recommended implementation strategy, the City will facilitate creation of more market rate housing and a diversified population within South Norwalk. A more diversified population will encourage greater investment in local business enterprises and jobs and will provide additional support for existing retail and restaurant uses. Demand for market rate rental housing is particularly strong now and projected over the next several years within the young professional (under 35) and empty nester (between age 55 and 74) age groups, both of which seek walkable transit and shopping amenities and are not likely to have school aged children that would tax the City's fiscal resources. Regulatory changes

(especially zoning) are particularly cited by recent and prospective developers as important to spur additional development that can capture a greater share of regional demand within South Norwalk, will not burden the current City budget, and will likely lead to increased tax rates and net fiscal income.

Current land uses are predominately water-dependent marine industries east of Water Street beginning at the South Norwalk Yacht Club on the south and continuing north to the existing railroad bridge. The preservation and expansion of these maritime uses will enable recreational boaters to support jobs directly in the maritime industries and indirectly by their spending at local restaurants, retail shops, and potentially for hotel nights. Opportunities exist for residential, hotel and other commercial development on the west side of Water Street enabling full view amenities of the harbor and easy access to the waterfront, thus capturing the benefits of a

waterfront location without encroachment on marine industries. The displacement of water dependent uses by residential, hotel and mixed use developments where allowed on historically working waterfronts, has been to the detriment of the community-wide economy and tax base in many communities.¹

PUBLIC INFRASTRUCTURE BENEFITS

Circulation and transportation improvements can alleviate traffic congestion and improve connections for all users. Efficient connections are safe for all users; a focus of the proposed transportation improvements is improving the pedestrian and bicycle environment. This would be accomplished as part of a larger complete streets approach that should balance the needs of all user groups that must share the roadways and public right-of-way. An improved bicycle and pedestrian environment encourages a gen-

¹ See for example *The Contribution of Waterfront Land uses to Municipal Revenues in Newport, RI*; prepared by EXM Associates for the University of Rhode Island Coastal Resources Center, August 2010

1. PLAN SUMMARY

eral mode shift which reduces traffic, improves air quality, and increases sustainability. It has been shown that areas with a more equal mode share have improved economic development results and experienced a general improvement in economic circumstances. While communities cannot always directly influence redevelopment proposals, providing a safe and efficient transportation network that balances all modes and users can encourage private redevelopment since developers can be assured that potential tenants and users will be able to access the new development.

Improved traffic patterns and parking options at the South Norwalk Railroad Station will lessen congestion in the area surrounding the station as well as improve safety and circulation within the station itself. This will allow the station and associated bus service to serve more customers and may encourage drivers of single occupancy vehicles to shift patterns and use the bus, walk, or bicycle to the train station.

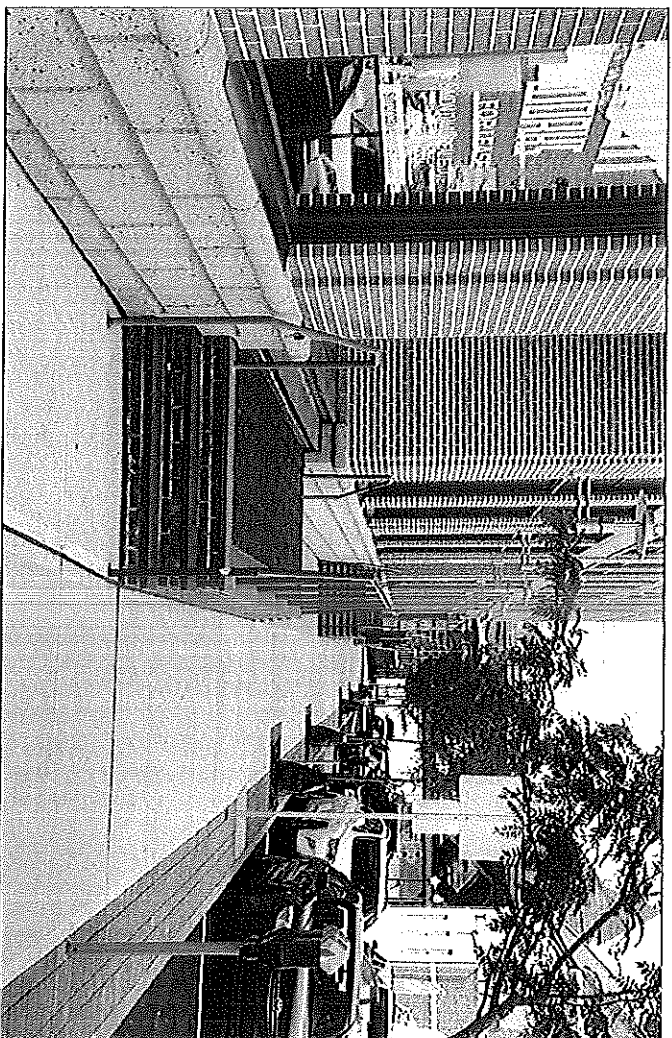
At some point in their trip, all people are pedestrians. The park-once concept proposed for the area, combined with the overall complete streets approach and improved pedestrian infrastructure and connections, will serve the community by improving safety and enabling businesses to attract pedestrians. Attractive storefronts accompanied by the pedestrian improvements recommended in this plan have been shown to improve the economic viability of an area by promoting a safe and healthy environment. Similarly, reduced travel speeds on selected roadways allow pedestrians and bicyclists to feel safe while giving motorists the opportunity to see the stores and businesses they are passing.

The infrastructure improvements, including roadway, parking, and sidewalk improvements, would allow South Norwalk to redevelop in the manner proposed while ensuring that current residents and businesses are adequately served by the public infrastructure. Additional study is necessary to determine the carrying capacity for public utilities in the area. Ensuring adequate capacity for the types and scale of development

this plan recommends will encourage private investment. Developers will be more likely to consider a project in the area if they can be assured the public infrastructure that would service the project is adequate; the need for improved sewer or water service can serve as a major deterrent for private investment. Though often overlooked until a development or redevelopment proposal is received, the public utilities and infrastructure can serve to spur economic development and draw redevelopment into a neighborhood.

These streetscape, plaza, and infrastructure improvements benefit pedestrians and cyclists while providing a foundation for increased economic development and revitalization. During previous planning studies, pedestrian safety and criminal activity were often cited as a concern. This plan proposes the installation of emergency call boxes to assist the community in reporting and preventing crime. Vibrant and busy areas tend to have less criminal activity due, in part, to the theory of "Eyes on the Street." The volume of activity created by pedestrians, residents, shop owners, and patrons increases the likeli-

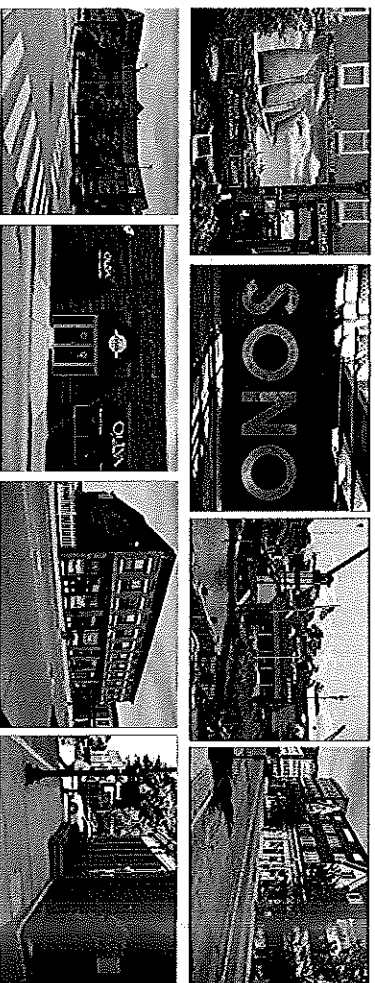
hood that criminal activity will be witnessed, so people are less likely to commit crimes in busy and active areas. Enhanced streetscapes that include pedestrian-scale street lighting and pedestrian infrastructure such as benches also increase the number of eyes on the street and thereby contribute to increased safety.



CITY OF NORWALK, CT

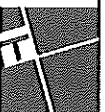
South Norwalk TOD Redevelopment Plan

REVISED DRAFT JANUARY 2016



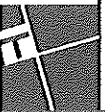
Prepared for the Norwalk Redevelopment Agency
by THE CECIL GROUP • FXM ASSOCIATES

South Norwalk TOD Redevelopment Plan, Draft January 2016
Planning Committee of the Common Council, City of Norwalk
February 4, 2016



Agenda

- Review of January 7 meeting
- *South Norwalk TOD Redevelopment Plan*, Draft January 2016
- Proposed Zoning Revisions
- Questions and Answers

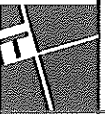




Transit-Oriented Development Strategy

Quick Review: Definition of TOD

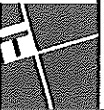
- Transit-Oriented Development is
 - Centered on public transit – usually a rail station, subway station, or bus hub
 - Requires safe pedestrian connections to public transportation; often includes safe bicycle connections
 - Encourages higher density, lower parking ratios, and is often mixed-use



Transit-Oriented Development Strategy

Quick Review: *South Norwalk TOD Strategy*

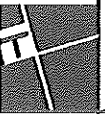
- Based on earlier studies; City policy for centering development around south Norwalk Rail Station
- Involved significant public participation
- Defined goals for:
 - Neighborhoods
 - Economics and Development
 - Urban Design Character and Qualities
 - Diversity
 - Circulation and Transportation
 - Community Security and Safety



Transit-Oriented Development Strategy

Quick Review: *South Norwalk TOD Strategy*

- Recommendation: Create a redevelopment plan to help fulfill the goals identified in the TOD Strategy and implement the action steps





TOD Redevelopment Plan

What is a Redevelopment Plan?

- Enabling legislation: CGS Chapter 130 Section 8-127
 - Governs requirements for the creation of a redevelopment plan
 - Governs approval process
 - *Public process*
 - *Planning Commission (consistency with POCD)*
 - *Common Council (approval)*
 - Governs Redevelopment Agency powers
 - *Acquisition, Disposition, Lease*
 - *Design Review*
 - *Eminent Domain*



Legend

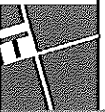
- Railroad Line within Redevelopment Area
- TOD District Boundary
- TOD District Permits



TOD Redevelopment Plan

Purpose of this Redevelopment Plan

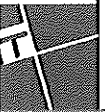
- Support the transition from the current conditions to a walkable, mixed-use district, centered on the South Norwalk Rail Station, and connected to the surrounding neighborhoods with safe access for pedestrians, bicyclists, and motor vehicles.



TOD Redevelopment Plan

Vision for Implementation

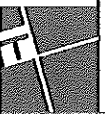
- A series of cohesive infill projects supported by improved streetscape and circulation networks to create more continuous and higher quality environment for a mix of residential and commercial uses
- Infill will be incremental over time and based on market conditions



TOD Redevelopment Plan

Implementation Strategy (Section 4)

- Based on goals and related actions from TOD Strategy
- Actions include
 - Improvements to public infrastructure to accommodate pedestrians, bicyclists, and drivers throughout the area
 - Support for a diversity of housing types, including affordable housing
 - Support for mixed use development near the rail station
 - Protection of historic resources
 - Recognition of the diverse residential population and mix of businesses and how that diversity improves the strength of the area



TOD Redevelopment Plan

Key Elements: Implementation Strategy

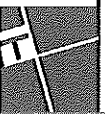
- **Neighborhoods**
 - Integrated development and streetscape to create cohesive mixed use and mixed income district
- **Economic Development**
 - New and renovated buildings to balance housing at all income levels with retail, commercial, civic, and institutional uses
- **Urban Design Character and Qualities**
 - Design guidelines to reinforce a complete neighborhood
- **Diversity**
 - Strategies to encourage a diversity of uses, cultures, and incomes



TOD Redevelopment Plan

Key Elements: Implementation Strategy

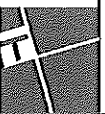
- **Circulation and Transportation**
 - Improvements to allow balance among pedestrians, bicyclists, and vehicles
- **Circulation and Rail Station Links**
 - Improvements to circulation and parking to support the activity around the Rail Station
- **Community Security and Safety**
 - Combination of physical improvements and increased activity to support a sense of personal safety and community connections



TOD Redevelopment Plan

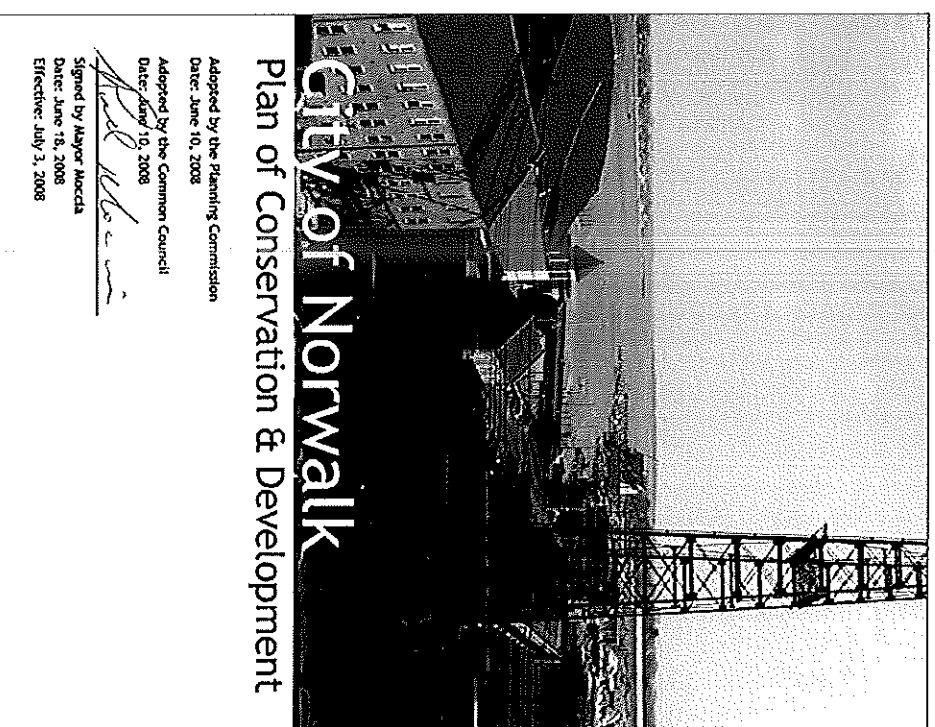
Implementation Strategy

- Recommends consistent and uniform zoning district-wide
- Zoning changes include design guidelines for
 - Buildings
 - Sites
 - Public infrastructure



Consistency with POCD (Section 1.5)

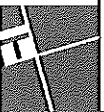
The South Norwalk TOD Redevelopment Plan IS CONSISTENT WITH *the City of Norwalk Plan of Conservation and Development*



Consistency with POCD

A. Balanced Economic Growth

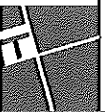
A.1 General	• A.1.2 Support and expand economic development initiatives to achieve the goals of this plan and to ensure economic benefits and responsibilities are shared among all residents
A.3 Office	• A.3.1 Encourage office development in appropriate locations
A.4 Retail	• A.4.1 Expand the retail sector
A.5 Industrial	• A.5.1 Implement recommendations of the Industrial Zones Committee report
A.6 Redevelopment	• A.6.1 Modify Redevelopment Plans in response to updated market studies and other recent findings • A.6.2 Advance current Redevelopment Plans • A.6.3 Explore opportunities to designate additional Redevelopment Areas as a means to achieve plan goals



Consistency with POCD

B. Environment and Infrastructure

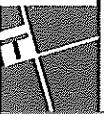
B.1 General	• B.1.1 Protect the city's environment and natural resources for current and future generations
B.3 Inland Waterways	• B.3.1 Prevent flooding and the threat to health welfare and property
B.8 Sustainability	• B.8.1 Adopt programs which promote resource conservation and discourage waste
B.10 Other Utilities	• B.10.1 Require public utilities to meet present and future demand



Consistency with POCD

C. Open Space and Recreation Studies

C.1 General	• C.1.1 Maintain, improve, and increase water access for the public • C.1.3 Provide and maintain an attractive open space system for the enjoyment of all residents
C.3 Recreation	• C.3.1 Provide a greater diversity of recreation facilities and programs to meet the needs of all user groups, including new facilities for supervised recreation for young people
C.4 Trails and Bikeways	• C.4.1 Create a network of walking and bicycle trails among neighborhoods, points of interest, and opposite sides of the river and harbor



Consistency with POCD

D. Community and Cultural Facilities

D.6 Health

- D.6.1 Accommodate and encourage active lifestyles

D.7 Cultural Facilities

- D.7.1 Strive for a connected network of cultural attractions



Consistency with POCD

E. Transportation

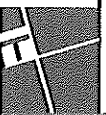
E.1 General	• E.1.1 Provide an efficient and effective system of transportation
E.2 Transit	• E.2.2 Create an enhanced intermodal station at the South Norwalk Station
E.3 Traffic Management	• E.3.1 Provide a safe and efficient vehicular transportation system
E.5 Parking	• E.5.1 Support economic growth in the city with appropriate parking strategies



Consistency with POCD

F. Governance, Zoning, and Urban Design

F.2 Zoning	• F.2.1 Examine and modify existing zoning where necessary to achieve the goals of this plan • F.2.2 Preserve and enhance the character of residential neighborhoods
F.3 Planning	• F.3.2 Conduct new planning studies where necessary to further the goals of this plan
F.4 Urban Design	• F.4.1 Strengthen the character of neighborhoods and commercial areas and improve the quality of architectural design • F.4.2 Design streets for people as well as vehicles • F.4.3 Improve the appearance of public plazas, streets, and rights-of-way • F.4.5 Enhance primary gateways
F.5 Historic Preservation	• F.5.1 Designate, preserve, and re-use historic and architecturally significant landmarks, structures, and districts where economically feasible
F.7 Other	• F.7.2 Improve the standards for light pollution to maintain the health and quality of life our residents enjoy

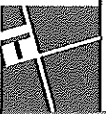


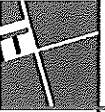
Consistency with POCD Inconsistencies?

E.5.1.6

Support continued use
of fee-in-lieu parking

*Recommended zoning
removes this
requirement as it has
not been widely used*





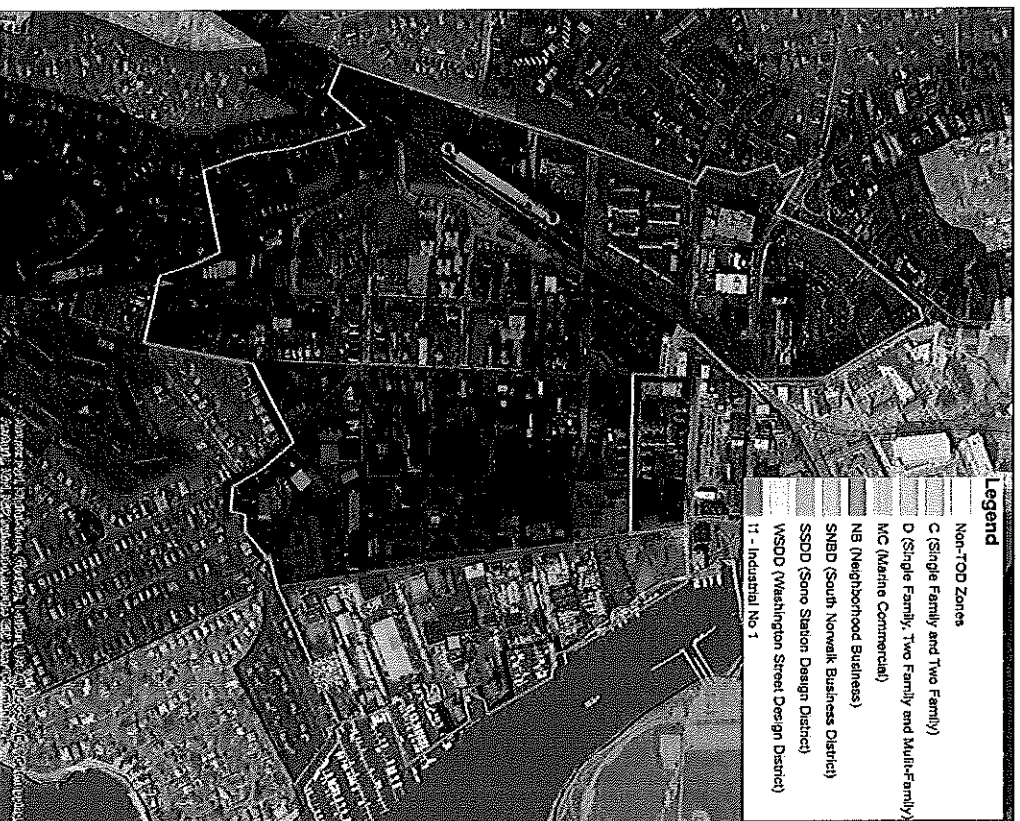
Public Purpose: Why Recommend Zoning Changes?

- To create the conditions under which the South Norwalk area can be revitalized
 - As a transit-oriented area centered on the South Norwalk Metro-North Railroad station
 - As a mixed-use district in which local residents and businesses support each other
 - As a pedestrian-friendly area that includes walkable connections to contiguous residential neighborhoods



Zoning Revisions

Current Zoning Districts within TOD Boundary

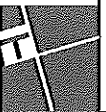
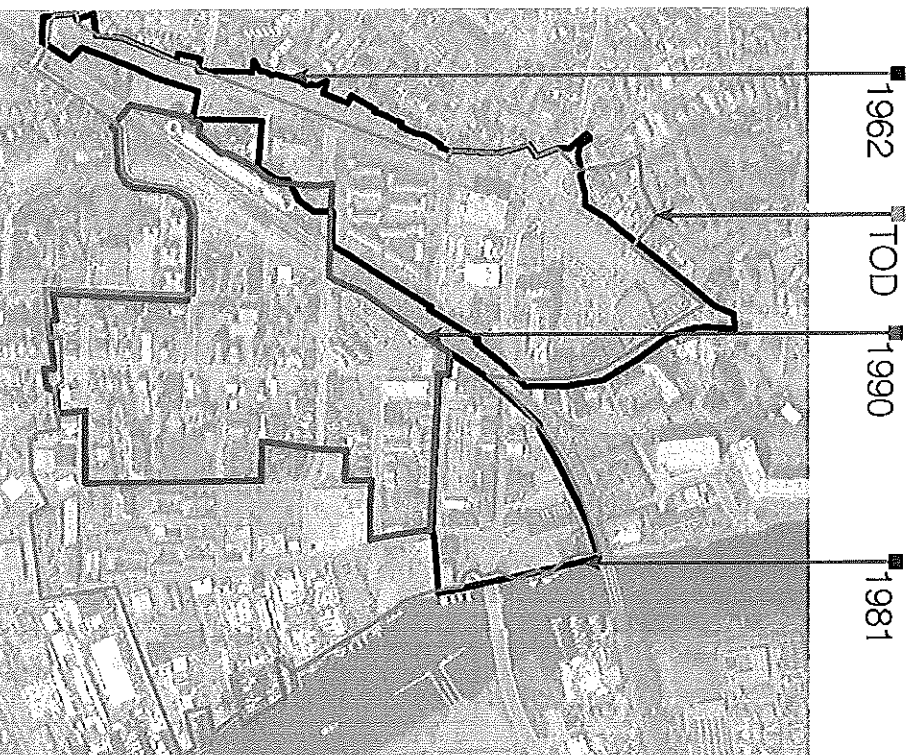


**6 Zones in the
original TOD
Area; 8 Zones
in the Study
Area**

TOD Redevelopment Plan

Original Urban Renewal Areas

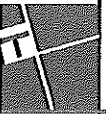
Urban Renewal Plans and the TOD Focus Area



Zoning Revisions

Consolidating Districts: Principles

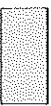
- Fewer district designations used to recognize fundamental differences
- Promote flexible land uses to the greatest degree practical
- Provide as-of-right uses and standards to the greatest extent practical, rather than discretionary guidelines
- Washington Street area not included because redevelopment of this area already underway and governed by two documents:
 - Urban Renewal Plan 1981 – expires in 2021
 - Washington Street Design District (WSDD)



Zoning Revisions

New Zoning Regulations for TOD District

Legend

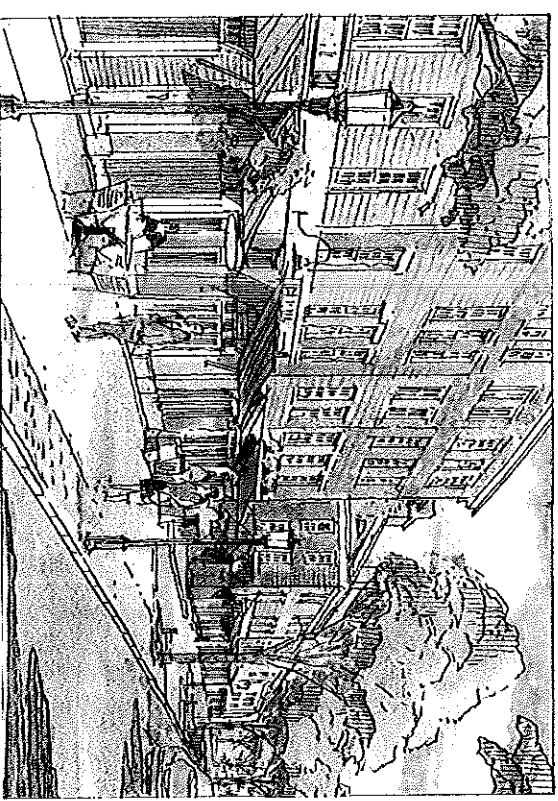
- Railroad Line within Redevelopment Area
-  TOD District Boundary
-  TOD District Parcels



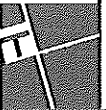
Zoning Revisions

Characteristics of TOD Zoning

- Permits for a mixture of uses and mixed use
- Promotes lower parking ratios
- Provides pedestrian-oriented characteristics
- Encourages uses that benefit from transit



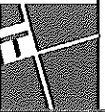
BEINFELD ARCHITECTURE PC
T 203 938 5789 / F 203 937 0046 • 1 MARSHALL ST • STE 203 / SOUTH NORWALK / CT / 06854



Zoning Revisions

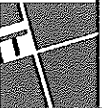
What Makes These Recommendations TOD?

TOD Goal	Relationship to TOD Principles
Affordable Housing	• Addresses affordable housing demand in the TOD zoning districts without concentrating affordable housing in any one area of the City
Activate Ground Floors	• Creates pedestrian-oriented commercial streets to encourage walking from residences to stores, services, and transit
Development Incentives	• Encourages developments that increase density around the rail station • Encourages development of increased residential density within 1/4 mile walk distance from the rail station
Reduced Parking Ratios	• Recognizes that fewer people will need cars as they can walk to reach goods and services • Land not needed for parking can be used for commercial and residential development and public and private amenities
Shared Parking	• Along with reduced parking ratios, shared parking arrangements require less land to be used for parking in the TOD zoning districts



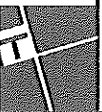
TOD-Related Recommendations

TOD Goal	How Addressed
Affordable Housing	• 10% throughout TOD District
Activate Ground Floors	• Retail and services required on ground floor of main arterials (South Main Street (north of Concord Street), Washington Street, Madison Street, Monroe Street, Hanford Place, Henry Street, and Water Street)
Development Incentives	• Building heights have been increased to a maximum of three stories for lots of ½ acre or less and 5 stories/65 feet for lots over ½ acre • The minimum lot size has been increased to 9,750 square feet • Setback requirements have been reduced • Floor Area Ratio has been removed • Residential density has been reduced to 500 square feet of lot area per dwelling unit for multifamily dwellings; recreation area reduced to 100 square feet per dwelling unit • Multifamily dwelling of not less than 12 units is allowed as of right
Reduced Parking Ratios	• 1 .20 spaces per residential unit • 1 space per 750 sf for commercial/retail • 1 space per 200 sf for restaurant • 1 space per 1,000 sf for industrial/boutique manufacturing/flex space • Off-site parking can be provided anywhere within the relevant district • Required “activated component” has been removed to allow structures to address the specific requirements of construction in the flood plain
Parking in the Flood Zone	• New shared parking calculation reflects current practice for urban areas
Shared Parking	



Other Recommendations

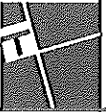
Goal	How Addressed
Non-conforming Structures	- Allow non-conforming structures to have residential and/or retail uses as long as non-conforming dimension does not become more non-conforming - This protects single-family and two-family homes in the TOD District
Parking in the Flood Zone	Required “activated component” has been removed for parking structures within the AE and VE flood zones
Setbacks	- The Common Council may establish a building line instead of the street centerline - Each street in the three districts will have a building line - The building line will be the line from which all front setbacks will be measured - This will ensure a consistent front setback throughout the TOD area
Historic Buildings	- Buildings listed on, or eligible for, the Norwalk Historical Resources Inventory are in compliance with the height and bulk requirements of the TOD District - Design guidelines for the South Norwalk TOD Redevelopment Plan will address changes to those buildings - No minimum parking requirement for the redevelopment of historic buildings as mixed-use



Zoning Revisions

Design Guidelines (Section 5)

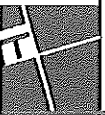
- Development Plan Review
- Design Principles
- Compliance Alternative
- Design Guidelines



Zoning Revisions

Design Principles

- Base for all development within the TOD District
 - Anchor the Core of the District
 - Strengthen Connectivity to the Rail Station
 - Create a Walkable District
 - Encourage Context-Sensitive Development
 - Define Street Edges and Public Spaces
 - Activate Open Space and Streets as Positive Public Spaces
- Basis for Compliance Alternative

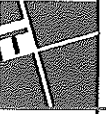


Zoning Revisions

Design Guidelines

- Site Improvement Guidelines
- Architectural Guidelines
- Signage Guidelines
- Public Infrastructure
 - Public Parking
 - Pedestrian Network
 - Streetscape
 - Landscape
- Glossary





THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL
FROM: TAMI STRAUSS, DIRECTOR OF COMMUNITY DEVELOPMENT PLANNING
DATE: JANUARY 20, 2016
RE: PY42 CDBG FUNDING RECOMMENDATIONS

ANTICIPATED FUNDING AVAILABLE AND REQUESTED FUNDING

The anticipated funds are based upon HUD's funding category caps and an estimate of what will be allocated to the City of Norwalk by HUD. It is subject to change based on federal budget decisions.

Funding Category	Anticipated Funds	Funds Requested	# of Applications
Public Service activities	\$123,548	\$220,034	10
Public Facility & Housing activities	\$535,378	\$1,098,262	10
Planning & Administration activities	\$164,731	\$194,731	2
<i>Total</i>	<i>\$823,657</i>	<i>\$1,513,027</i>	<i>22</i>

RESPONSE TO JANUARY 7, 2016 REQUESTS FOR INFORMATION

- Attached to this memo is a revised summary spreadsheet which includes the status of the applicant as a previous grantee with information as to the amount (if any) awarded last year and total amount (if any) awarded in the past 5 years

PUBLIC PARTICIPATION

The 30-day public comment period for the draft PY42 Action Plan is proposed to run from February 25, 2016 through March 24, 2016. A public hearing is proposed during the Planning Committee meeting on March 3, 2016. The comment period and public hearing will be noticed in *The Hour*, on the City's website and on the Agency's Facebook and LinkedIn pages.

KEY DATES

- March 3, 2016 – Public Hearing – Held at the Planning Committee meeting to receive public comment on the draft PY42 Annual Action Plan (AAP)
- April 7, 2016 – Planning Committee meeting – The Committee is asked to forward the draft PY42 AAP to the Common Council for approval
- April 12, 2016 – Common Council meeting – The Council is asked to approve the draft PY42 AAP for submission to HUD

REQUESTED ACTION:

- Recommend CDBG PY42 funding allocations
- Advance the draft AAP to public comment period (February 25, 2016 to March 24, 2016)
- Approve scheduling a public hearing on the draft AAP during the Planning Committee meeting on March 3, 2016

CDBG PY42 Applications

PUBLIC SERVICES - \$123,548 available; \$220,034 requested													
Binder Tab Number	Organization	Project Title (abbreviated for printing purposes)	Request	% of Total Program	Minimum Request Indicated	Match Indicated (2:1)	Target Area Indicated	% LMI Indicated	Number of Beneficiaries Indicated	\$ Request per Beneficiary	Status (last 5 years)	PS Funds Received Last year	PS Funds Received in Last 5 Years
2	Breakthrough Options For Families, Inc.	College Edge Program	\$14,000	93%		No	Citywide	100%	20	\$700	new applicant	\$0	\$0
3	Child Guidance Center of Mid-Fairfield	Parenting Skills Groups	\$21,230	74%	\$14,800	No	Citywide	75%	50	\$425	previous grantee	\$46,000	\$131,305
4	Chozen Few Entertainment, LLC	LIFT Program - Peer Pressure	\$20,000	33%	\$15,000	Yes	Citywide	100%	20	\$1,000	previous grantee	\$15,000	\$15,000
5	Community Health Center, Inc.	Dental Care for Seniors	\$15,000	50%		No	Citywide	100%	45	\$333	new applicant	\$0	\$0
6	Domestic Violence Crisis Center	SustainAbilityCT (IACCT)	\$30,000	24%		Yes	Citywide	85%	150	\$200	previous grantee	\$0	\$94,831
7	Family & Children's Agency	Project REWARD	\$20,000	6%		Yes	Citywide	95%	70	\$286	previous grantee	\$0	\$38,066
8	Liberation Programs	Case Management Services	\$15,000	26%		Yes	Citywide	100%	18	\$833	previous grantee	\$15,000	\$21,183
9	Person to Person	Emergency Assistance	\$35,000	33%		Yes	Citywide	100%	372	\$94	previous grantee	\$35,000	\$45,899
10	Senior Services Coordinating Council	Financial and physical safety	\$29,000	33%	Could reduce	Yes	Citywide	100%	425	\$68	previous grantee*	\$0*	\$12,500*
11	Triangle Community Center, Inc.	Case Management	\$20,804	33%		Yes	Citywide	75%	180	\$116	new applicant	\$0	\$0
*Received \$32,500 of additional funding in PY40 (2014) and PY41 (2015) via Norwalk Senior Center's CDBG grants.													

*Received \$32,500 of additional funding in PY40 (2014) and PY41 (2015) via Norwalk Senior Center's CDBG grants.

PUBLIC FACILITIES / HOUSING - \$535,378 available; \$1,098,262 requested													
Binder Tab Number	Organization	Project Title (abbreviated for printing purposes)	Request	% of Total Project	Minimum Request Indicated	Match Indicated (1:1)	Project Location	% LMI Indicated	Qualified Estimate Submitted	\$ Request per Beneficiary	Status (last 5 years)	PF/Housing Funds Received Last year	PF/Housing Funds Received in Last 5 Years
13	Carver Foundation of Norwalk, Inc.	HVAC Replacement	\$115,000	50%		Yes	West Avenue	80%	Yes	n/a	previous grantee	\$37,500	\$247,250
14	Elderhouse	Automatic restroom doors	\$2,250	50%		Yes	Wall Street	85%	Yes	n/a	previous grantee	\$0	\$17,800
15	Norwalk Senior Center	Restroom Renovation	\$92,889	83%	\$46,000	No	Cranbury	100%	Yes	n/a	new applicant in this category	\$0	\$0
16	Open Door Shelter	Elevator, HVAC and Fire Suppression for SoNo Life Center	\$250,000	6%		Yes	South Norwalk	100%	Yes	n/a	previous grantee	\$25,000	\$69,500
17	STAR, Inc., Lighting the Way	Teaching Greenhouse	\$49,736	50%	\$40,000	Yes	Wolcott	100%	Yes	n/a	previous grantee	\$99,155	\$165,755
18	Cedar Court Senior Housing, LLC	Cedar Court Rehabilitation (92 units)	\$150,000	38%		Yes	South Norwalk	74%	Yes	\$1,630	new applicant**	\$0**	\$0***
19	HomeFront	Home Revitalization (2 units)	\$10,000	13%		Yes	TBD	100%	No	\$5,000	new applicant	\$0	\$0
20	Norwalk Housing Authority	Roodner Court-Chimney (218 units)	\$125,000	49%	\$100,000	Yes	South Norwalk	100%	Yes	\$573	previous grantee	\$42,936	\$211,406
21	Rowayton Senior Housing Corp.	Hilltop Homes Windows (26 units)	\$21,237	50%		Yes	Rowayton	100%	Yes	\$817	new applicant	\$0	\$0
22	Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods	\$282,150	15%	\$282,150	Yes	Urban Core	81%	No	\$29	previous grantee	\$906,578	\$2,498,000

**Cedar Court is jointly owned by Vesta Corp. and Norwalk Housing Authority. Norwalk Housing Authority received funding for CDBG housing projects in PY37, PY38, PY39, PY40 and PY41.

CDBG PY42 Applications

PLANNING & ADMINISTRATION - \$164,731 available; \$194,731 requested													
Binder Tab Number	Organization	Project Title	Request	% of Total Project	Minimum Request Indicated	Match Indicated	Project Location	% LMI Indicated	Number of Beneficiaries Indicated	\$ Request per Beneficiary	Status (last 5 years)	P&A Funds Received Last Year	P&A Funds in Last 5 Years
24	Norwalk 2.0	Freese Park Master Plan	\$30,000	86%		N/A	Wall Street	65%	9,661	\$3	no award	\$0	\$0
25	Norwalk Redevelopment Agency c/o City of Norwalk	CDBG Administration	\$164,731***	90%		N/A	Citywide	51%	36,236	\$5	previous grantee	\$230,067	\$1,105,509

***The Norwalk Redevelopment Agency's request is the amount allowed by HUD for the Administration of CDBG funds over the course of the program year.